


HISTORIC ARCHITECTURAL SURVEY REPORT FOR BIG BEAR BRIDGE  
REPLACEMENT PROJECT ON HIGHWAY 18 AT BIG BEAR DAM,  
BIG BEAR LAKE, SAN BERNARDINO COUNTY, CALIFORNIA

08-SBD-18, P. M. 44.4

08-227000

Prepared for: Steven V. Keel, Chief  
Environmental Branch  
District 8 - San Bernardino  
Department of Transportation

Prepared by: Aaron A. Gallup   
Staff Architectural Historian  
Office of Environmental Analysis  
Department of Transportation  
Sacramento, California

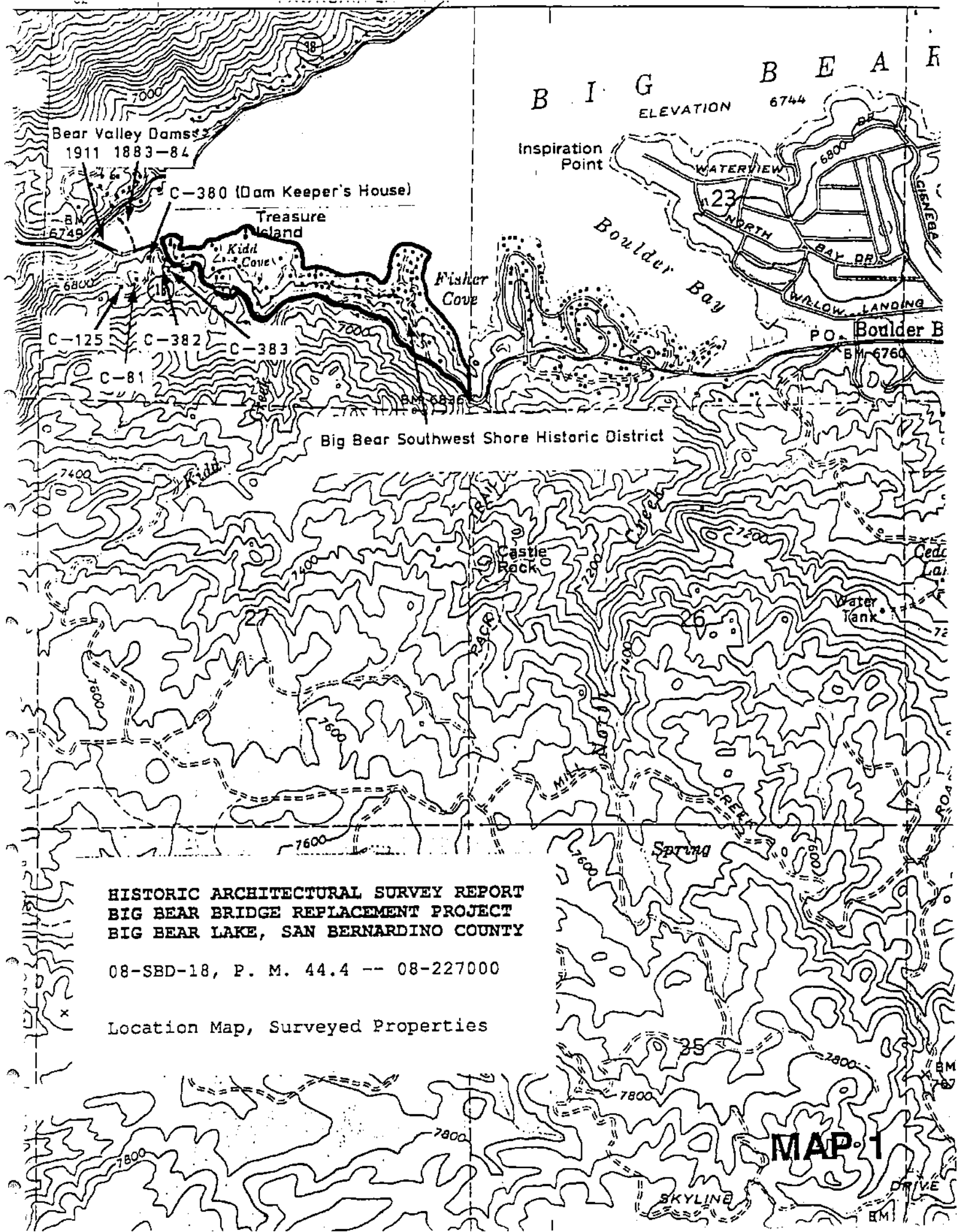
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B I G B E A R  
ELEVATION 6744

Bear Valley Dams  
1911 1883-84

Inspiration  
Point

C-380 (Dam Keeper's House)

WATERVIEW

Treasure  
Island

23

Kidd  
Cove

Boulder Bay

Fisher  
Cove

WILLOW LANDING

C-125

C-382

C-383

P.O. Boulder B

C-81

Big Bear Southwest Shore Historic District

Castle  
Rock

Water  
Tank

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BIG BEAR BRIDGE REPLACEMENT PROJECT  
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Location Map, Surveyed Properties

**MAP 1**

SKYLINE

DRIVE

## SUMMARY OF FINDINGS

A study area encompassing all possible alternatives was used for architectural survey purposes; all of the area shown on Map 2 was surveyed. This included the area south of the Bear Valley Dam and southwest of Highway 18 west of Cabin No. 76, Big Bear Tract. Also surveyed was a colony of summer cabins on the south shore of Big Bear Lake and north of Highway 18 from Fisher Cove to the vicinity of the dam; this group of rustic mountain cabins built between 1911 and 1941 appears to be eligible for National Register listing as the Big Bear Southwest Shore Historic District. It contains 85 properties, of which 72 (85 %) contribute to the character of the district, 6 (7 %) do not contribute, and 7 (8 %) are vacant lots; three additional lots were canceled by the Forest Service and are not included in the count. One historic building, the Dam Keeper's Cabin (Cabin No. 380), and two historic dams, the 1883-84 and 1911 Bear Valley Dams, are located in the study area and have already been determined eligible for listing in the National Register of Historic Places by concurrence of the State Historic Preservation Officer and the U. S. Forest Service on October 15, 1987. Four cabins, Nos. 81, 125, 382 and 383, were surveyed outside of the area of the proposed historic district, and were evaluated as not eligible individually or as part of a district.

## PROJECT DESCRIPTION

The project includes the replacement of the highway bridge on top of the Bear Valley Dam, and the construction of a new bridge above or below the dam; if a new bridge is constructed, Highway 18 would be realigned on the south shore of Big Bear Lake, removing several sharp curves in the vicinity of Cabins 69 and 72, Big Bear Tract. The various alternatives under consideration focus on the area below the dam; several schematic possibilities also have been suggested for crossing the lake above the dam. If an alternative is seriously considered which would include a lake crossing east of the dam, additional survey work may need to be undertaken on the north shore where any new right-of-way would be required to connect with Highway 38; at the time of this study, such alternatives were not under consideration.

## METHODOLOGY

Contact was made with the State Historic Preservation Office to determine the proximity to the project area of any properties listed in or determined eligible for the National Register of Historic Places, any State Historical Landmarks or State Points of Historical Interest, or any properties listed in local surveys. A review of The National Register of Historic Places, 1966-1988 (AASLH, 1989), "National Register of Historic Places, Annual Listing of Historic Properties" (Federal Register, Vol. 44 No. 26, February 6, 1979, and "Annual Supplements" through

May 24, 1988, confirmed there were no properties on or eligible for the National Register in the project area; a review of SHPO files for subsequent entries revealed that the 1883-84 and 1911 Bear Valley Dams and the Dam Keeper's House, located within the project area, were determined eligible for individual National Register listing by concurrence of the SHPO and the U. S. Forest Service on October 15, 1987. In addition, a National Register application for the "Big Bear Southwest Shore Historic District" was approved by the State Historic Resources Commission in 1983, and forwarded to the U. S. Forest Service for formal nomination; as of this date, however, the historic district application has not been submitted to the Keeper of the National Register. The original Bear Valley Dam, built in 1883-84, is also listed as State Historical Landmark No. 725. It is submerged in the lake a short distance east of the present dam. There are no other resources listed on, or determined eligible for, any other historical register or survey within the project area.

Initial field work was started in January 1987 with a field visit to the project area. Cabins outside the proposed historic district, as well as the 1911 dam and the Dam Keeper's Cabin, were described and photographed in the field, but heavy snows prevented access to the district until spring. A second visit was made at the end of April and early May. Additional field work was conducted October 6-7, 1987, and November 3, 1987, during which all cabins within the proposed historic district were photographed and field notes were taken describing building condition and character. A search of the archives of the Bear Valley Mutual Water Company in Redlands produced early ownership and development maps, including an April 1917 map that showed all developed lots within 50' of the shoreline, with the relative configurations, sizes and locations of all buildings on those lots. Work on the project was subsequently deferred, but reactivated in April 1989.

Further visits to the area in May and September, 1989, were necessary to conduct background research on the cabins and their history, and field check and update descriptive information. The branch office of the San Bernardino County Assessor at Big Bear Lake provided access to tax files which contained information about major alterations, with floorplans and details of conditions reported as they existed at the time of the 1951-52 reassessment. Since the buildings were privately constructed on land owned by the Forest Service, they were not subject to property tax, and could not be located in old county assessor's lot books; however, the San Bernardino County Microfilm and Central Storage Unit did have personal property tax records for the Lucerne (1915-19) and Big Bear Lake School Districts (1923), in which the absentee owners were assessed for taxes on their cabins as personal property. Comparing these lists against Forest Service permit records often confirmed the earliest possible year of construction for the older cabins; generally, the taxes were assessed for the tax year of completion, and payment was due the following calendar year. However, the

records were not complete, and some owners were more diligent in the payment of their taxes than others; some apparently never paid any taxes on their cabins during these early years.

The project files of District 8 of the California Department of Transportation, San Bernardino, produced a 1922 map for a proposed alignment which would have built the present highway along the lakeshore; all developed lots which would be affected were shown, along with extant buildings and names of owners.

U. S. Forest Service permit records were checked at the District Ranger's office at Fawnskin, and at the San Bernardino National Forest Headquarters in San Bernardino. The latter office had several early tract maps, as well as an extensive card file containing all recorded permits and payments for each lot. The cards could generally be traced back to the original permit holder; they provided names and addresses and often noted unusual permit conditions. In 1932, the district ranger conducted a survey which noted the number of improvements on each lot, as well as other notable features. The permit cards occasionally contained notations of major alterations or proposed new construction. Since owners were required to substantially improve their lots within a specified period, usually one to three years, the continued renewal of a permit implied construction of the required improvement in a timely manner; cancellation or transfer for non-improvement was often noted. Names obtained from the permit files were given a cursory check against Los Angeles area directories, and standard local histories were consulted for biographical sketches of leading citizens; very few historically notable individuals were found.

Forest Service cultural resources personnel at El Dorado National Forest provided a draft copy of a regional study of early recreational cabins; this contained information on early Forest Service policies and design guidelines. A 1976 doctoral dissertation by Donald J. Berg was also helpful in understanding the phenomenon of second homes on National Forest lands. The National Register application prepared by the Big Bear Southwest Shore Heritage Foundation/Big Bear Tract Homeowners Association (1983) was of additional value in providing background information on some of the cabins and on the general history of the colony. The staff of the State Office of Historic Preservation provided information on recent cabin rehabilitation work performed in accordance with the Secretary of the Interior's Standards. Contextual information on cabin architecture and construction was obtained by a literature search and review of contemporary cabin plan books. Finally, interviews were conducted with several cabin owners and Forest Service personnel.

#### HISTORICAL BACKGROUND

The study area is located in the San Bernardino Mountains on the southwest shore of Big Bear Lake. Located near the major

population centers of the Los Angeles and San Bernardino areas, Big Bear Lake has been important as a mountain resort since the early 20th century. The 6800' elevation and alpine setting make this a popular area for winter sports, as well as a center of intensive summer home development.

The early history of the area involved mining in the 1870s, followed by timber production, which was aided by the demand for lumber in the growing population centers of the San Bernardino Valley. A need for a dependable water supply to support the growing citrus industry of the Redlands area led to the construction of the Bear Valley Dam in 1883-84, which impounded the first reservoir. Construction of a second dam in 1911 raised the water level considerably, creating an enlarged lake with excellent recreational potential.

Much of the land along the shoreline was under the jurisdiction of the U. S. Forest Service, which began issuing permits for recreational homesites in the study area in 1911. Coming at a time when a "back to nature" movement was bringing more urbanites to the outdoors, the idea of an accessible wilderness within a reasonable distance from major population centers was appealing to Southern Californians. Along with friends, relatives, and business associates, Los Angeles middle-class families took out residence permits and constructed their rustic retreats on the southwest shore of Big Bear Lake. A considerable colony had already developed by the time of the passage of the Occupancy Permit Act in 1915, which formalized the Forest Service's recreational residence program. As a result, the Big Bear Tract was surveyed at the west end of the lake, with the first 85 lots platted on the south shore near the dam, the area encompassed by the Big Bear Southwest Shore Historic District. A total of 59 of the cabins were constructed in the colony before direct road access was provided by the completion of the present highway in the winter of 1924-25; prior access was by water across the lake. This isolated aspect encouraged a closely-knit community of families and friends who often spent weeks or even months in residence during the summer. This solidarity was evident when the highway proposed for construction along the shoreline was rerouted to the present high-level alignment above the cabin colony, primarily as a result of the action of the cabin owners. Additional cabins were built through the end of the 1920s, but construction dropped off dramatically during the years of the Great Depression. A minor resumption of construction at the end of the Depression was cut short with the advent of the Second World War; no further building occurred after 1941.

The Big Bear Tract was the earliest Forest Service cabin tract at Big Bear Lake, having been initially surveyed from 1915 to 1921. The first 85 of 154 lots were on the southwest shore, with subsequent lots laid out primarily on the northwest shore; a few additional lots were surveyed near the original colony, but were generally dispersed on higher slopes in the forest south of the highway; Lot 125 is one of these [see survey form C-125]. Addi-



tional surveys continued to expand the Big Bear Tract, until it became the largest Forest Service summer home tract in Southern California with 246 lots. Some lots are numbered in the 300s and 400s, but considerable gaps exist in the numbering system. Lots 382 and 383 were developed in 1937 south of the highway, and represent a late phase of sporadic cabin building in the tract which is unrelated to the development of the earlier colony [see survey forms C-382 and C-383]. Other cabins were grouped together, such as the cluster of 10 buildings of varying ages on Kidd Creek above the highway. None of these later cabin groupings have the cohesiveness, overall rustic character, or sense of time and place conveyed by the original southwest shore colony.

The themes of settlement and early recreational development at Big Bear Lake, now a major Southern California summer and winter recreational area, are well represented by the proposed historic district; in addition, the rustic architecture of the southwest shore cabins is a notable statement of appropriate design encouraged by early Forest Service policies, as well as an important adjunct to the "back to nature" movement, in which the rustic mountain cabin was a symbol of spiritual renewal for harried urban dwellers. The use of natural materials and concern with indoor-outdoor living was also important in the architecture of the American Arts and Crafts Movement, which was especially popular in the Los Angeles-Pasadena area during the first two decades of the 20th century; this influence can be strongly felt in the design of many of the early cabins.

In summary, a number of factors combined in a few short years to favor the development of the summer cabins in the Big Bear Tract, including the proximity of the San Bernardino Mountains to growing population centers in Southern California, and the rise in popularity of the private automobile to provide an escape from the city. This was aided by the Southern California Automobile Club's campaign to improve the highway system, including better roads into the mountain areas. The completion of the new Bear Valley Dam in 1911 and the subsequent enlarging of the lake occurred at a time when the nation was experiencing a renewed interest in the outdoors as a result of the conservation and "back-to-nature" movements; development of shoreline recreational home sites was facilitated by the Forest Service's increasing role in granting Special Use permits for summer home construction, especially after 1915. In addition, architectural preferences in Southern California at this time were strongly influenced by the American Arts and Crafts Movement, and its rustic bungalow architecture which stressed the use of natural materials; this predisposition to nature was reinforced in the early development of the Big Bear Tract by Forest Service policies which promoted cabin design in keeping with the natural setting. Remarkably, even with the rapid growth and modern development which is now evident at Big Bear Lake, much of the ambience of this period still survives in the area encompassed by the enclave of rustic cabins on the southwest shore of the lake near the dam [see Big Bear Southwest Shore Historic District].

## BIG BEAR SOUTHWEST SHORE HISTORIC DISTRICT

**Summary Description:** The Big Bear Southwest Shore Historic District is a group of 77 summer cabins and associated outbuildings built between 1911 and 1941. Located at an elevation of approximately 6800 feet, the cabins occupy the oldest part of the Big Bear Tract on the south shore of Big Bear Lake just east of the Bear Valley Dam. Individual siting is often spectacular, with many cabins located on steep slopes among Ponderosa pines and large granite boulders, or perched among the rocks overlooking the rugged shoreline; one lot, with a cluster of small cabins, is located on an island just offshore. The cabins in the historic district are generally rustic in character, with the earliest being of solid log construction, wood frame with bark-covered log slab siding, and wood frame with shake exteriors. Porch supports and railings are often fashioned from logs or limbs, while window surrounds and bargeboards may be of split limbs with bark left intact; massive stone exterior chimneys of local granitic rubble are used on almost every cabin. The earliest cabins were built along the shoreline of the reservoir; later cabins are often higher up the steep slopes, but virtually all are oriented toward the lake to maximize the view potential. Common alterations include the enlargement of windows on the view sides, and the enlargement of the original, often tiny, cabins with additions which used materials compatible with the character of the natural setting. A total of 85 properties are located within the district boundaries; of these, 77 are cabins and one is a separate community garage. Seventy two of the buildings (85 %) contribute to the character of the district; those six which do not contribute (7 %) have been substantially altered in a manner not in keeping with the historic character of the district, including several which were re-sided in recent years in modern, milled lumber. Seven additional lots (8 %) are vacant; three lots were canceled by the Forest Service and are not included in the count.

**Expanded Description:** The Big Bear Southwest Shore Historic District consists of 85 lots owned by the U. S. Forest Service, occupied by 77 privately owned cabins and one community garage erected under Special Use permits. They were built between 1911 and 1941 on the southwest shore of Big Bear Lake, just east of the Bear Valley Dam. The setting is one of massive granite boulders, a scenic, rocky shoreline, and steep slopes with a thin covering of Ponderosa pines; several grassy meadow areas slope gently to the lakeshore in the eastern portions of the district. The first cabin sites to be improved were in the vicinity of Kidd Cove, being lots 63, 55 and 58, the latter occupying Treasure Island just offshore. Other early cabins were clustered around Keystone Point. Shoreline lots were the first to be developed,

with later construction back from the lake and on the higher slopes. As the new Bear Valley Dam had flooded the only access road from the east, the cabins were accessible only by water before 1925. The 1921 tract survey report of the ranger in charge noted that most lots were accessible by boat; cabin owners were encouraged to leave their cars at the road across the lake. Building materials were available by cutting logs on site, or by purchasing lumber, slabs, shakes or shingles from local suppliers, then transporting the materials to the building sites by trucks, boats and barges. Local construction help was available at Big Bear in the summer months. Of the lots in the tract, the ranger noted that almost all were steep, and on granite with much site preparation necessary (Anderson, tract survey report). Many of the earliest cabins were of solid log construction, and are attributed to William E. Knickerbocker, the resident dam keeper. Knickerbocker was an expert woodsman, and claimed to have constructed over 40 cabins, most in the vicinity of the dam, although some of these may have been outside of the historic district. He was the dam keeper from 1909 to 1918; all of the log cabins in the district were built during this period. He also was skilled in the construction of wood frame cabins sheathed in pine slabs with the bark left in place; these buildings attempt to create the appearance of log cabins, but have thinner walls and window reveals. The log slab cabins also correlate directly with Knickerbocker's tenure as dam keeper.

Beginning about 1916, vertical board and batten also became a popular building material, and was widely used in the 1920s; shingle exteriors are also diagnostic of the 1920s, although several earlier examples can be found. Horizontal wood siding, including clapboard, V-rustic, and "log cabin" siding, was used sporadically from 1924 to 1941. One of the last types of sheathing used, primarily as replacement siding in the 1940s and 1950s was a type called "log cabin shiplap" which was milled with a roughly elliptical profile to approximate a smooth, log-like appearance, much shallower than the rounded profiles of "log cabin" siding. Exterior materials are generally stained in grays, browns and greens to blend with the environment, although some deep shades of red are also used and are compatible. No standardized plans were located for the tract, but general guidelines and the need for local ranger approval dictated an overall architectural character which was in tune with nature and reinforced Forest Service objectives.

The cabins in the tract generally started out as small, one-room structures with medium to high side-gabled roofs; granite rubble fireplaces with exterior chimneys were widespread, if not ubiquitous. Porches were usually shed-roofed, spanning the entire front of the buildings, although a few were recessed, while some were absent altogether. Because of the steepness of the slopes, the rears of the cabins were usually at grade, with the fronts elevated above the downhill slopes facing the view of the lake; enclosed storage was often constructed under the front porch. Porch supports and railings frequently emphasized the

rustic character of the cabins, being constructed of logs, limbs or branches, sometimes with the bark left in place; a similar treatment frequently enhanced the bargeboards, window surrounds, or vertical battens. In spite of the abundance of granite, there is surprisingly little use of stone for construction in the district, other than for fireplace chimneys, steps or retaining walls; the one major exception is a large stone boathouse adjoining Cabin No. 446.

Early cabins were usually small, meeting minimum requirements for lot improvements, although some were substantial structures in their own right, such as the log cabins of William Knickerbocker. As families became established in their summer routines, the deficiencies of their small buildings soon became apparent. Cabins were often expanded, some quite early in their histories. Additions frequently reflect popular or available building materials of the time; early additions to log cabins were often sheathed in wood shakes or board and batten. While the variety of materials on a single building may reflect incremental growth, the rustic character was generally maintained.

The Big Bear Southwest Shore Historic District retains a high degree of overall integrity. Almost all the cabins constructed between 1911 and 1941 survive, although many have been altered over the years, usually in a manner compatible with the rustic character of the early architecture. Only six buildings have been so substantially altered that they no longer contribute to the rustic theme and sense of time and place represented by the old summer home colony. Very few buildings have been lost over time; only five cabins were verified as having disappeared. At least one building is known to have been destroyed by fire, while another was moved to Boulder Bay outside of the historic district.

The table on the following page lists all of the Forest Service lots within the historic district, showing the cabin or lot number, the year the cabin was built, and the architectural character of the original building. The strong correlation between date of construction and the type of building materials used is clearly evident, with the earliest cabins being of solid log construction, or wood frame sheathed in log slabs or wood shakes. Board and batten came into use in the second half of the 1910s, and was popular through the 1920s; shingles were also popular in the 1920s. Various types of horizontal wood siding, stained dark colors to blend with the natural setting, were generally used from the mid-1920s through the Depression years. There are some exceptions, such as the Japanesque board and batten cabins [Lot No. 58] built on Treasure Island from 1912 to about 1917, or the handsome, shake-sided rustic guest house of the Wheeler family [Cabin No. 85] built in 1937. Complete descriptions of the cabins can be found in the Building Inventory.

<u>Cabin Number</u>	<u>Year Built</u>	<u>Exterior Character</u>
1.	1921	shingle
2.	1917	shake
3.	1923	shingle/board & batten
4.	1917	shake
5.	1914	log
6.	1914	log slabs
7.	1914	shake
8.	1915	log
9.	1914	log slabs
10.	1915	shake
11.	1915	shake
12.	1923	board & batten
13.	1922	shingle
14.	1931	(?)
15.	1915	log
16.	1915	log
17.	1917	log slabs
18.	1925	vertical boards
19.	1918	shake
20.	1916	log slabs
21.	1915-16	log
22.	1916	log
23.	1917	board & batten
24.	lot vacant	---
25.	1917	board & batten
26.	1916-17	shake
27.	1918	board & batten
28.	1914	log
29.	1916	log
30.	1916	shingle
31.	lot vacant	---
32.	1913	log slabs
33.	1914	log
34.	1940	"log cabin" shiplap
35.	c. 1914	log slabs
36.	1914	log
37.	1918	board & batten
38.	1914	shingle
39.	1938	"log cabin" siding
40.	lot vacant	---
41.	c. 1929	board & batten
42.	lot vacant	---
43.	1917	log slabs
44.	1916	board & batten
45.	1922	shingle
46.	1922	shingle
47.	1915	log slabs
48.	1916	log slabs
49.	lot canceled	---

<u>Cabin Number</u>	<u>Year Built</u>	<u>Exterior Character</u>
50.	lot vacant	---
51.	1917	log
52.	1917	shake
53.	c. 1914	log slabs
54.	1913	corrugated metal
	c. 1916	log slabs
55.	1912	(?)
56.	1914	shake
57.	1916	shake
58.	1912	board & batten
59.	1918	shingle
60.	1927	board & batten
61.	1938	beveled
62.	1933	clapboard
63.	1911-12	log
64.	1915	log slabs
65.	1922	board & batten
66.	1917	log
67.	1934	shingle
68.	1931	board & batten
69.	1919	board & batten
70.	lot canceled	---
71.	1918	log slabs
72.	1923	log slabs
73.	1920	board & batten
74.	1941	shake
75.	c. 1929	shingle
76.	1924	horiz. board
77.	c. 1927	board & batten
78.	1941	horiz. board
79.	1922	board & batten
80.	lot canceled	---
81.	not in district	---
82.	1930	shingle
83.	1926	board & batten
84.	1927	horiz. board
85.	1937	shake
96.	lot vacant	---
390.	lot vacant	---
446.	1926	horiz. board
506. (garage)	c. 1926	board & batten

**Table 1. Construction Dates and Materials Used**

Note: "Construction Dates" refers to original cabin, not to later alterations or additions. "Materials Used" refers to siding of original cabin, as observed from surviving evidence; if building has been re-sided to the degree that original sheathing cannot be discerned, it is noted as (?).

**Summary Statement of Significance:** With the enlargement of Big Bear Lake as a result of the new 1911 dam, shoreline recreational cabin sites were in demand by urban Southern Californians looking for a place to get "back to nature". The district is part of the earliest (1915-21) and largest Forest Service tract surveyed in the Big Bear Lake area. Some of the cabins were built prior to the tract survey, and represent the initial phase of recreational home development at Big Bear Lake. The cabins are a rustic enclave which reflect early Forest Service attempts to regulate architectural development compatible with the natural setting. The earliest cabins, in particular, are excellent examples of the rustic design favored for forest locations by federal agencies and citizens wishing to capture a "wilderness experience"; many are of log construction by a noted local builder and keeper of the dam from 1909 to 1918. The area was largely developed before the Great Depression; 66 cabins were built prior to 1930. The majority of the cabins (59) were built before the completion of the highway in the winter of 1924-25, but seven more were built during the prosperous years before the end of the 1920s. Building activity was slowed during the Depression, but saw a minor resumption on the eve of the Second World War; only to be curtailed entirely during the war years. Although a few lots remained, or eventually became, vacant, there was no further building within the historic district after 1941. The period of significance is 1911-1941, reflecting the entire span of development from beginning to end. The period of primary significance is 1911-1929, when the development of the district was largely completed, but the cabins built during the Depression are also reflective of local and national patterns. A secondary period of significance from 1930 to 1941 completes the development of the district, with cabins built during this period generally adhering to the rustic theme of the earlier architecture. The Big Bear Southwest Shore Historic District remains as an excellent example of the earliest phase of recreational settlement at Big Bear Lake, which now depends upon summer and winter recreation for its livelihood; the district is also notable for the rustic architecture of its cabins. It meets criterion A (events) and criterion C (architecture); although a number of cabin owners were prominent in their home communities, the summer cabins represent a secondary association which were not the sites of their historic contributions, and would not merit additional consideration under criterion B (persons).

**Expanded Statement of Significance:** The San Bernardino Mountains are a large, uplifted granitic block oriented in an east-west direction north of the San Bernardino Valley. Along with the San Gabriels, they form an alpine landscape adjacent to the major urban population centers of Southern California. Rising over 11,000 feet, the mountains are rugged and forested, offering summer and winter recreational opportunities to millions of city dwellers within a few hours drive. The accessibility of this wilderness to major population centers was key to the recreational development of the area.

The study area is located on the southwestern shore of Big Bear Lake, a major reservoir in the San Bernardino Mountains about 25 aerial miles northeast of the city of San Bernardino. Elevation is roughly 6800 feet; the terrain consists of massive, rounded outcrops of granitic boulders with a thin to moderate forest cover of Ponderosa Pine. Mountain crests are generally lower, with more meadows and broad valleys than in other parts of the San Bernardinos or San Gabriels (Schuiling, p. 12). Early economic activities in the area concentrated on mining and timber production (Drake, p. 17). However, the mines of the 1870s were never major producers, and the timber supplies, important in the early development of the cities and towns of the San Bernardino Valley, were subject to depletion and very slow regeneration in the dry climate. As these activities waned, stock grazing became the next major phase in Bear Valley; the meadows of the broad valley provided ample feed for the livestock. It was into this bucolic scene that external forces intruded with an impact that was to permanently change the character of the area. In the San Bernardino Valley below, major economic growth was occurring with the arrival of the railroads and the development of the citrus industry, especially in the San Bernardino-Redlands area. The need for additional water supplies was obvious, and the search for potential reservoir sites was extended into the San Bernardino Mountains. Frank E. Brown, an enterprising Redlands developer with a background in engineering, visited the Big Bear Valley in 1883 and found it to be an ideal site for water storage (Schuiling, p. 86); he was able to raise the necessary financial support and organized the Bear Valley Land and Water Company. Land was purchased and construction of the first Bear Valley dam began in 1883, with completion the following year (Mikesell, p. 8-9). The thin, new single-arch stone dam was described as "the eighth wonder of the world" (Schuyler, pp. 163-164), and rose 64 feet, impounding the waters of Bear Creek into a substantial reservoir. The project "insured the continued growth of Redlands and the citrus area of the eastern valley" (Schuiling, p. 87). But a number of dry years, most notably 1898-99, 1900 and 1904, saw the reservoir empty; it was becoming apparent to the growers in the Redlands area that a higher dam with a larger reservoir would be necessary (Hinckley, p. 1). A new company, the Bear Valley Mutual Water Company, was organized in 1903; one of its stated purposes was the construction of a higher dam.

The new dam on Bear Creek was to be located just downstream from the 1883-84 structure. J. S. Eastwood, a noted engineer who had designed a number of multiple-arch dams in the West, submitted plans for a 65-foot high dam in 1910. The water company accepted the Eastwood design, which was raised to 72' during construction (Hinckley, p. 10-11). Eastwood's concrete multiple-arch dam, completed in 1911, would eventually raise the level of the lake approximately 20 feet, impounding 72,000 acre feet of water, more than tripling the capacity of the first reservoir. When the reservoir first filled to capacity in 1917, the result was "a jewel-like lake seven miles long and one mile wide around which



all the future development of the country was destined to be centered" (Drake, p. 20).

The construction of the new dam in 1910-11 was the impetus for increased recreational development in the area. The Bear Valley Mutual Water Company subdivided some of its holdings along the lake shore and promoted private recreational leases (Hinckley, pp. 41-42). Also, the newly-established Forest Service, under its special use permit program, could engage in authorizing activities other than timber production on its lands. Such permits might include mining, grazing, the operation of resorts and summer camps, and the construction of recreational residences. The first "Use Book" of the Forest Service (The Use of the National Forest Reserves: Regulations and Instructions, U. S. Department of Agriculture, Forest Service, Washington, D. C., 1905") stated,

Hotels, stores, mills, summer residences, and similar establishments will be allowed upon reserve lands wherever the demand is legitimate and consistent with the best interests of the reserve. (Berg, p. 71).

Subsequent editions of the "Use Book" clarified the renewable aspect of the permits, as well as requiring construction within "some definitely stated reasonable time", with the residence privilege to "be beneficially enjoyed for at least a certain stated period each year". These provisions were an assurance that cabin sites would be improved soon after the special use permits had been granted (Berg, p. 72).

The first documented residence permits in California National Forests were on the Sierra and Angeles Forest Reserves in 1906; the first Southern California permit was for a residence in San Gabriel Canyon above Azusa (Berg, p. 72-73). No guidelines existed until 1914, when the California Regional Forester made an attempt to bring some order to the process by issuing the first real instructions for second home Special Use permits (Berg, p. 73). These early permits were renewable annually upon the mutual agreement of the Forest Service and the permittee. While the Forest Service did not actively promote the recreation residence permit program in the early years, its popularity grew rapidly, spread primarily by word-of-mouth. Among the areas in greatest demand were the Angeles and San Bernardino National Forests, accessible to the growing population of the Los Angeles basin (Berg, p. 73-74).

The permit process was formalized with the Occupancy Permit Act of March 4, 1915. Public interest in second homesites on the National Forests was growing, especially in Southern California. The Act provided for summer home permits of up to 30 years, although Forest Service implementing regulations settled on a 15 year figure; however, the majority of permits were still of the terminable (annual) type (Berg, p. 87). The Act also imposed limits on summer home lot size. The most important aspect of the

Occupancy Permit Act was that it formally put the Forest Service in the business of managing recreational homesites.

In response to the 1915 Act, district forest rangers began to review lands under their jurisdiction for their suitability for recreational residences and exercise controls over their development (Jackson, p. 172). Formal surveys were undertaken, and general guidelines were developed. In the San Bernardino National Forest, the tracts were surveyed largely from 1916 to 1930, with most of the activity before 1925 (Berg, p. 90). According to Donald Berg, the Big Bear Tract, consisting of 246 second home sites, was surveyed between 1919 and 1922 (Berg, p. 23); however, records available at the San Bernardino National Forest headquarters indicated that survey work on the Big Bear Tract began in 1915, probably soon after the passage of the 1915 Act. L. H. Anderson, forest ranger, wrote in his report of February 4, 1921, that 154 residence lots had been surveyed "over the past six years" (Anderson, tract survey report). The earliest lots in the tract were Numbers 1-72, which were laid out in an orderly sequence from Fisher Cove to the Bear Valley Dam; the next series of lots ran from 73 to 85, backfilling at scattered locations between the dam and Fisher Cove. These first lots are located on the southwest shore, and all but one occupy the area of the proposed historic district. Virtually all of the additional lots in Anderson's 1921 report were established across the lake, in an extension of the Big Bear Tract which wrapped around the dam and curved eastward along the north shore.

There is very little correlation between the lot numbers and the construction dates of cabins in the proposed historic district. Early lot surveys were conducted systematically from east to west, but cabins were built at various times by permittees. Some of the earliest cabins in the district are on high numbered lots (e.g., 55, 58 and 63); these lots were surveyed prior to 1915 and grandfathered into the numbering system at a later date. Also, cabin building sites were not necessarily made available in sequence as surveys were completed; permits were issued randomly as permittees chose lots which appealed to them. Permittees who desired a particularly attractive site could even have it surveyed by the local ranger in advance of other potential lots in the vicinity. In some areas, there was a tendency for friends, relatives, or neighbors to take out permits for lots in close proximity, creating clusters of cabins owned by permittees who knew each other.

By the 1920s, the San Bernardino National Forest had the largest number of summer homes of any National Forest in California; it still ranked second as of 1973. The forests of the Southern California mountains were in a drier climate, where forest cover was thinner and regeneration slower. Heavy logging had taken its toll in the San Bernardinios, and the special use permits were seen as an important generator of financial support for the Forest Service. Special Use Permit fees for recreational homes were seen as an important source of income, especially in the

Southern California forests where timber sales were less promising (Berg, p. 85). Donald Berg noted that "the idea of a vacation home on a National Forest site became especially popular in Southern California" (Berg, p. 85), and vigorous promotion of the idea was undertaken in some Southern California forests. Some of the regional offices of the Forest Service published brochures on summer homes; the San Francisco office published "Summer Homesites on National Forests in California" in 1916, and distributed it to various supervisor's offices in the region (Berg, p. 93). Additional publicity was being generated in the popular press, most notably Sunset magazine, along with Landscape Architecture, Saturday Evening Post, Field and Stream and House Beautiful. This was occurring at a time when Americans were rediscovering the out-of-doors, in what some authors have described as a "back to nature" movement.

Largely in response to the growth of industrialization and urban centers, there developed a "back to nature" movement which sought out wilderness for its romantic and spiritual values; it was especially appealing if it "lay somewhere on the urban fringe, easily accessible and mildly wild" (Jakle, p. 64). Donald Berg, quoting from Peter J. Schmitt's Back to Nature: The Arcadian Myth in Urban America, notes

Schmitt writes that: "For city folk, seeking refuge from the frantic pace of urban society, there developed a "back to nature" movement which attracted wide popular support at the turn of the century and created institutions that remain today." The urge for the out-of-doors, the rugged life, the rustic was not viewed as a rejection of the city; people periodically left the urban areas mainly to escape the minor irritations of urban life. Along the way the back to nature movement shifted from being a luxury of the rich to a preoccupation of an urban middle class" (Berg, p. 69).

The ascendancy of the private automobile during this period was an important factor in bringing the vacationing public into the outdoors. John Jakle notes in his book, The Tourist, that the National Park Service distributed 83,000 automobile guidebooks to the motoring public in 1917 to promote visitation; the various automobile clubs and highway associations were involved in similar efforts (Jakle, p. 68). Certainly, the automobile facilitated access to the mountain wilderness, which was now only a day's drive from the doorsteps of most Southern Californians. Early recreational home development was more heavily centered in the Angeles National Forest of the San Gabriel Mountains, closer to the major population centers of Los Angeles and the San Gabriel Valley. However, the completion of the Bear Valley Dam in 1911, and the subsequent filling of the new reservoir over the next several years created an additional impetus for recreational settlement in the more remote San Bernardino Mountains. The drive was longer, being as much as two days in the earliest years, but the poor roads were gradually being upgraded,

especially in the Los Angeles Basin and the San Bernardino Valley. Roads into the mountains were also being improved; in 1915, the "Rim of the World" highway was dedicated, connecting San Bernardino with Bear Valley by way of City Creek to Fawnskin, a settlement on the north shore of the rising lake (Drake, p. 24). Also involved with the cause of promoting new roads into the Southern California mountain areas were the Southern California Automobile Club (Supernowicz, personal communication) and the Forest Service. In 1916 and 1921, Congressional Acts appropriated large amounts of funding for construction of highways within the National Forests. The Bear Valley Road, approved in 1922, was part of the "forest highways" program; it diverged from the City Creek route at its crossing of the North Fork of Dry Creek, then followed the canyon of Bear Creek to the new Bear Valley Dam. This new highway connected with the road to Gray's Camp, which ran along the north shore of the lake; the Bear Valley Extension, which crossed the dam and followed the present alignment of Highway 18 above the south shore of the lake, was not completed until the winter of 1924-25.

While the new roads facilitated automobile and auto stage traffic to the Bear Valley area, the cabins of the southwest shore colony had no direct access from the main highway for a number of years. The old road from Pine Knot to the 1883-84 Bear Valley Dam provided early overland access from the east, but was subject to periodic inundation after the completion of the new dam in 1911, and was permanently flooded after the reservoir filled in 1917. Access to the southwest shore cabins was primarily by water until the present highway was completed. The 1921 ranger's report noted that most lots were accessible by boat, and that permittees could leave their cars at the road; also, construction materials could be conveyed to the building sites "by trucks, boats and barges" (Anderson, tract survey report).

The earliest recorded residential permits for the southwest shore cabins occurred in 1911 under the terminable permit program. Several of the first permits for Forest Service cabin sites were issued to members of the family of Herbert Garstin, who was President of the Bear Valley Mutual Water Company. Other early permits were issued to middle-class families, primarily from Los Angeles; many permittees were neighbors, business associates or relatives. Promotion appears to have been primarily by word of mouth; the fact that 24 cabins were built prior to the 1915 Act attests to the popularity of the area among people who knew each other. Speculation was discouraged by the 1915 Act, although the dam keepers appear to have been associated with the development of some of the lots. William E. Knickerbocker was in residence in the nearby Dam Keeper's House from 1909 to 1918. Forest Service records show that a number of early permits were issued to Knickerbocker, who held them briefly before transfer to new owners. In addition to his duties as dam keeper, Knickerbocker was a skilled woodsman and kept himself busy cutting timber and constructing cabins for the earliest permittees. The earliest cabin in the district, No. 63, was built by Knickerbocker under

his residence permit issued in 1911. He seemed to prefer building with heavy logs, usually felled on the premises. All of the log cabins in the historic district were built between 1911 and 1917, which correlates directly with the period in which he served as dam keeper. Knickerbocker was born in Pennsylvania in 1870, and arrived in San Bernardino in December 1901; he went to work as a freight team driver between Victorville and Doble, and then worked in logging in Holcomb Valley. By June 1902, he was employed building cabins for Gus Knight at Indian Lodge. After he settled into year-round residence at the Bear Valley Dam, he continued to build cabins, and his biography claims he constructed "forty other cabins, the greater portion of which were near Bear Valley Dam" (Brown and Boyd, p. 1504). The biography also noted his reputation as "the best woodsman in this region...This proficiency is doubtless the result of early training in the woods" (Brown and Boyd, p. 1505). Knickerbocker was probably familiar with log cabins in his native Pennsylvania; his buildings in the Big Bear Tract show considerable skill in working in log construction that suggests a familiarity with the materials and techniques. There is a high level of consistency in the notching, chinking, and general appearance of his cabins. He was also involved in the construction of another distinctive, rustic cabin type: wood frame sheathed in pine log slabs with the bark left in place. These date from 1913 to 1918, again correlating with Knickerbocker's tenure as dam keeper; only one example, dating from 1923, is later. Local tradition attributes the construction of many of the early cabins to Knickerbocker; it appears to be very likely that he built or assisted with a large number of cabins in the tract during his tenure as dam keeper. It is interesting to note that his successor, Bayliss T. Weed, apparently also built several cabins in the 1920s when he was employed as dam keeper.

The character of the Big Bear Tract cabins is decidedly rustic. The early log cabins of William Knickerbocker were highly appropriate as a response to the "back to nature" movement, in which middle-class urbanites were looking for a return to the romantic values of the outdoors without the inconvenience. Furthermore, the log cabin myth was strongly ingrained in American folklore, and had all the proper symbolic content for a group of people who fancied themselves as new pioneers. In the early years of the Forest Service, there were no firm guidelines for construction, although the local ranger had a certain amount of control over what was built on Forest Service land. As the agency developed more experience with the management of special use permits for recreational residences, more controls were developed. Early Forest Service recommendations stressed compatibility with the natural setting, and the local ranger had the power to reject permittee's plans which did not conform with this goal. Berg noted, "the conventional 'rustic' image for the dwelling was encouraged as being appropriate for the forest setting" (Berg, p. 112). By the 1920's, permits were requiring dwelling exteriors to be stained or painted in appropriate colors; eventually, Forest Service officials also had control

over the size, layout and color of the cabin (Berg, p. 94 and 112). Some National Forests, such as the St. Joe National Forest in Idaho in the mid-1920s (Attebery, "A Dry and Comfortable Habitation"), actually provided standardized plans for cabin construction, although there is no record of this approach having been used in the San Bernardino National Forest. Some indication of recommended materials for use in the Big Bear Tract can be inferred from the ranger's report of 1921 which accompanied the tract survey, in which it was stated, "slabs, shakes or shingles are not out of reach of most lessees" (Anderson, tract survey report).

The National Park Service was the first federal agency to adopt a "rustic style" for its own structures, employing a treatment which "was an accessory of nature rather than a man-made feature dominating the scene...a non-intrusive architecture through sensitive use of native materials and architectural forms proportional to the surrounding environment" (Throop, p. 8). In addition, buildings like these successfully combined wilderness imagery with creature comforts expected by the traveling public. This public exposure helped to fix the rustic image in the American mind, in an association which linked the naturalistic buildings with the search for respite from growing urban pressures in the 20th century. Also, the popular press was promoting the idea of the outdoors, frequently accompanied by plans for small mountain cabins that were affordable to anyone. Often detailed illustrations of log or frame construction were provided, and some companies specialized in providing complete plans, as well as building materials. The Hammond Lumber Company of Los Angeles published an architectural competition for "Mountain Cabins of Redwood" in 1934, while the Diamond Match Company of Chico, California, was nationally known in the 1920s for its board and batten cabin plans. A contemporary writer noted,

"With the blue prints of the Diamond Match Company, or any other lumber concern of the Golden State, and the material supplied ready for building, it ought to be easy enough for any handy man to build his own board camp" (Brimmer, p. 48).

Sunset Magazine first issued its Cabin Plan Book in the 1920s, with numerous revisions and updates over the years. These sources provided inspiration and "how to" instructions for the urbanite wishing to realize his or her Arcadian dream of owning a mountain cabin. Carpenters and materials were available at Big Bear Lake area during the summer building season, and several of the dam keepers built cabins for permittees on a regular basis. While the literature of the times provided constant inspiration for prospective cabin owners, few of the cabins in the historic district can be directly attributed to any one source, although the last cabin built in the district [Cabin No. 78, 1941] bears a strong resemblance to Diamond Match Company's "Cabin No. 82" design.

As mentioned earlier, the summer cabin tracts were the average American's answer to the great resorts and spas of the rich. Many of the southwest shore cabins were largely owned by middle class residents of Los Angeles; a check of early city directories revealed that many were neighbors or business associates. A large number of the early owners were doctors, attorneys and dentists, suggesting knowledge of the availability of Big Bear lots among some professional colleagues. Many of the single women who owned early cabins were teachers who had their summers free to spend "at the lake". Family members also figured prominently in the development of the colony, with husbands, wives, and children often having separate Special Use permits under their own names. Permits were often transferred to other family members upon death, and some cabins have remained in the same families for several generations. The southwest shore colony was apparently a closely-knit community, with the same families returning for lengthy stays summer after summer.

The southwest shore colony was largely developed prior to the opening of the present highway through the area. This isolation contributed to the strong sense of community that was developing, and the cabin owners united to oppose the construction of the new highway in 1922 on an alignment that would have followed the shoreline and destroyed a number of the cabins, as well as causing substantial disruption to daily activities. Largely at their own expense, they were able to have the alignment shifted to the present route above the cabins. No cabins were lost, although several lots were bisected by the new alignment, leaving Cabins 69, 76 and 79 overlooking the new roadway. The owners paid for the construction of a road from the highway into the center of the colony; it connected with the former carriage trail to the dam, and provided direct vehicular access to many of the cabins. Several more driveways serving small groups of cabins were constructed at later dates; some cabins are still accessible only on foot from the nearest access road.

By the time the highway was completed in the winter of 1924-25, the southwest shore colony was already largely developed. About two dozen lots remained, many on steep sites. There was a minor increase in building activity after the completion of the highway. Cabin building in the National Forests slowed dramatically in the 1930s, reflecting the economic conditions of the times; only eight cabins were built within the historic district during this time. A minor increase in construction activity near the end of the Depression was cut short by the Second World War; the last cabin in the district was built in 1941.

Since the end of the War, several additional lots became vacant, but the cabins were not replaced. A few buildings have been resided or substantially remodeled, but a remarkably high number of buildings still retain the rustic architectural character which contributes to the strong sense of time and place of the early cabin colony. With the resurgence of modern recreational

development at Big Bear Lake in recent years, the Big Bear Southwest Shore Historic District still remains a direct link to the earliest years of the area's past.

The following table shows the distribution of cabins by year of construction, with a brief summary explanation of the trends.

<u>Year</u>	<u>Number of Cabins Built</u>
1911	x
1912	xx
1913	xx
1914	xxxxxxxxxxx
1915	xxxxxxxx
1916	xxxxxxxx
1917	xxxxxxxx
1918	xxxxx
1919	x
1920	x
1921	x
1922	xxxxx
1923	xxx
1924	x
1925	x
1926	xx
1927	xxx
1928	
1929	xx
1930	x
1931	xx
1932	
1933	x
1934	x
1935	
1936	
1937	x
1938	xx
1939	
1940	x
1941	xx

**Table 2. Distribution of Construction Dates Within District**

The above distribution shows the greatest amount of construction occurring in the earliest years of development, especially 1914-1918. Twenty-four of the present cabins had already been built by the time of the passage of the Occupancy Permit Act of 1915, and 59 were completed before the new highway was built, which provided direct automobile access to the colony. Sixty-six of the cabins were built before the start of the Great Depression. Following the national pattern, construction dropped dramatically



in the 1930s, with only eight more cabins added to the Southwest Shore colony. A slight increase in construction can be noted toward the end of the Depression, only to be brought to a complete halt with the onset of the Second World War in December 1941; this marked the end of development within the historic district--no cabins were built after 1941, although several were substantially remodeled in postwar years.

**Building Inventory:** The following inventory describes all properties located within the boundaries of the Big Bear Southwest Shore Historic District. The list has been divided into Contributing, Non-contributing, and Vacant categories. Entries are listed in numerical order by cabin or lot number.

Contributing properties:

Cabin No. 1 (1921): This one-story, side-gabled cabin sits on a moderate slope above Fisher Cove. The original shingled building is distinguished by its medium-gabled roof, and full porch across the front; various side and rear additions have expanded the small cabin over the years. The front of the house is raised almost a full story above grade, with a storage area underneath; vertical log slabs with the bark left in place sheath the lower level. The porch was extended to the south at an early date, as evidenced by the splicing of the porch logs; this early extension, which wrapped around the east gable end, is now largely replaced by a shed-roofed addition with horizontal board siding. The front porch roof is supported by six vertical peeled logs, with a log railing; log rafter ends project from the eaves. The front door is flanked by paired windows; window surrounds are simple. A former sleeping cabin at the rear has now been connected to the building by the newer side and rear additions. A sun deck was added in 1983.

The original owner was Charles S. McMillan of Corona, who received a residence permit in August 1921. He probably built the cabin himself, as his signature, "C. S. McMillan, Gray's Camp, Big Bear Lake", appears upon a board in the roof of the front porch above the main entrance. The cabin is remarkably similar to an illustration of a summer home on Forest Service land in Colorado, published in 1925 in Camps, Log Cabins and Clubhouses, suggesting the use of published plans or guidelines as a common design source. McMillan remained the owner until 1941, when the cabin was transferred to Winsol and Marcie Lynch.

Cabin No. 2 (1917): Located on a steep slope, this property has a main cabin and a detached sleeping cabin. They are perched atop a stone retaining wall, which creates several terrace levels connected by stone steps. The design is similar to the original appearance of cabin No. 1, with a side-gabled roof, a full porch across the front, and a storage area on the lower level sheathed

in vertical logs with attached bark. The medium gable breaks into a shed roof over the porch, with upright, squared post supports and a simple horizontal railing; the porch roof shows some evidence of early fire damage and may have been rebuilt, retaining some of the older log rafters. The building is sheathed in wood shakes. A relatively modern deck spans the southeast gable end, and is the principal access to the front porch; the main entrance is centrally-placed, flanked by paired windows looking out over the lake. Window and door surrounds are simple. A covered breezeway leads to the sleeping cabin at the rear. The sleeping cabin has a medium-gabled roof and shingle siding. An outhouse is located at the rear.

The residence permit for Lot 2 was issued to W. B. Pierce of Corona in December 1916. With winter conditions in effect, it is highly unlikely the owner could have started construction until the spring or summer of 1917. It was apparently completed that year, as Pierce's first recorded personal property tax payment on the cabin was made in 1918. In 1935, ownership was transferred to R. L. and Jessamin Hampton of Corona.

Cabin No. 3 (1923): The cabin is a small, side-gabled building on a moderate slope. A large deck extends in front with a milled lumber railing in a diagonal pattern; lattice encloses the underside. The medium gabled roof has overhanging eaves with exposed rafter ends. The upper portions of the exterior walls are sheathed in shingles, with vertical board and batten siding below a split-log belt course. The main entrance door has a decorative diamond pattern, and is flanked by windows with bark-covered split log surrounds. A small wing on the southwest is offset slightly; it follows closely the detailing of the main part of the building, differing only in the use of a milled lumber belt course, and is probably an early addition.

The lot was originally owned by J. W. T. Kimball of Santa Ana, who received a residence permit in October of 1920. The permit was relinquished the following year without any construction activity, and a new permit was issued to C. R. Langford of Redlands in September 1921. A 1922 map showed the lot was still unimproved at that time, and Langford did not appear on the county tax rolls for that year. The cabin was probably built the following year, as the permit was renewed, instead of being relinquished for non-construction. After Langford's death, the permit was passed on to his widow, Effie, of San Bernardino in November 1925; she transferred it to G. C. and A. V. Platt of San Dimas in February 1926. As of 1983, the cabin was still in Platt family ownership.

Cabin No. 4 (1917): Located on a moderately steep slope, this one-story cabin has at-grade access from the rear, with the front deck elevated a full story above the slope. The original cabin was rectangular in plan, with a medium gable roof and shake

exterior. It was changed to an L-shape at an early date, with the addition of a cross-gabled south wing; the shakes were carefully matched with that of the original cabin. Subsequently, an early board and batten, shed-roofed addition extended the cabin at the rear, and a shingled, broad-gabled wing was added to the front; the porch appears to have once extended all the way across the front. An exterior concrete block chimney on the north wall is later in age. A 9' x 10' sleeping cabin was removed in 1965. Although the building has been substantially altered from its original configuration, the additions appear to be relatively early and maintain the rustic character through use of compatible materials.

The residence permit was issued to R. W. Crook of Covina in September of 1916. Since the permit was issued in the fall, it is probable that construction may not have begun until the following spring. The cabin is just outside the area covered by the 1917 water company map, but is shown on the 1922 highway map. As of 1983, the cabin was still in Crook family ownership.

Cabin No. 5 (1914): This early cabin was constructed by William Knickerbocker using logs from trees felled on the site. It was originally rectangular in plan with a medium gable roof; an early addition at the rear created the present L-shape. Built on a steeply sloping site overlooking Fisher Cove, the building accommodates the slope by elevating the front porch on peeled vertical logs. The front porch is enclosed by windows on the south side but is extended lakeward in an open balcony with a new wooden railing and overhanging shed roof. The rear of the building is an early addition, carefully integrated into the original cabin through the use of thick log slab construction; the roof over the rear portion descends from the ridgeline of the original gable, creating an asymmetrical profile and the appearance of a double roof. The roofing is composition shingle.

This 449 square foot cabin is one of the oldest in the tract, and is a fine example of the log construction of the earliest buildings. Miss Margaret Burkhalter, a teacher from Los Angeles, received her residence permit in July 1914. The building could have been constructed that same summer; it was apparently complete in 1915, as Miss Burkhalter paid her first personal property tax on the cabin the following year. It is also shown on the 1917 water company map. The cabin remained in the original ownership until 1956, when it was transferred to Louis and Barbara Stone.

Cabin No. 6 (1914): The original cabin was a small, rectangular structure with a steep gable roof and an exterior sheathed in horizontal log slabs with the bark left in place; windows had simple wooden surrounds. The building was doubled in size, possibly about 1919, by an extension on the south, sheathed in narrow wood shakes. A shed-roofed wing at the southwest corner

of the this addition gives the building an L-shaped plan. The slab log siding of the original cabin can still be seen on the north end and the north half of the rear. A shed-roofed porch spans the front of the building; the porch rail is enclosed with wooden shakes. The building has an upstairs loft; perched on a steep slope, the rear of the building is at grade. A storage area is below, enclosed by vertical boards.

The cabin was built by Earl V. Lewis of Los Angeles, president of Earl V. Lewis Company, camera and photographic supply stores. According to the National Register application prepared in 1983, the original cabin was constructed from materials salvaged from a movie-set fort, which had been used in *The Last of The Mohicans*, filmed on Keystone Point in 1913. Lewis received his residence permit in June 1914; his cabin was probably constructed that summer, as Lewis paid his first personal property tax on the building the following year. The permit was reissued as "Residence, commercial" in the summer of 1919, with a notation of intended hotel use. The higher fee schedule reflected this use until 1925, when the permit was changed back to "Residence". It is likely that the building was enlarged to its present size, more than doubling the earlier cabin, in 1919 for this new use as guest accommodations; also, the relatively large size is apparent on the 1922 highway map. Lewis remained the owner until 1962, when it was transferred to Lucille Bouche; as of 1983, the Lewis family still retained partial ownership of the cabin.

Cabin No. 7 (1914): Perched among boulders on a steep slope, this tiny (192 square feet), side-gabled cabin is roughly rectangular in plan. It has a medium/high gable with an upstairs loft, and a shed-roofed porch spanning the front; the porch rail is sheathed in wooden shakes, and the roof is supported by slender tree trunks with tree branch braces. The front door is flanked by paired windows with simple milled surrounds. A small kitchen is an early rear addition; a later restroom addition is at the southwest corner. The base of the cabin on the downslope side is also covered with shakes.

According to the 1983 National Register application, this small, cabin was built by Earl Lewis for his mother-in-law, E. A. Sperry. However, documentary evidence shows that a Mrs. F. A. Walton of Los Angeles received a residence permit in June 1914. The cabin could have been built as early as that summer, and is shown on the 1922 highway map with Mrs. Walton as owner. She was apparently related to the Lewis family, as the permit was transferred upon her death to Marjorie Lewis in February 1937, and both parties had resided at the same address. Marjorie Lewis was also shown as "Marjorie Lewis (Sperry)" in Forest Service records. The cabin was transferred from her ownership to J. S. Atkins in 1964.

Cabin No. 8 (1915): Constructed of logs with squared projecting

ends at the corners, this single-story cabin is roughly L-shaped in plan; it has a medium gable with stained shingles in the gable ends. Located on a moderately sloping site, the front porch is elevated on a high concrete foundation, with a garage and storage area underneath. The porch is sided with horizontal log slabs, and has a shed roof; it is enclosed with windows. The cabin still has its original four-paned windows with simple milled lumber surrounds. A second cabin is shown on the 1922 map and may have been the 10' x 14' "shed" shown in County assessment records in 1951; it has now been removed, and only the concrete foundation remains. An outhouse is also located on the lot.

Forest Service records show the residence permit was issued in July 1914 to A. R. Whitmore of Corona. The cabin could have been built during that or the following summer; Whitmore paid his first property tax on the completed cabin in 1916, and it is shown on the 1917 water company map. Ownership was conveyed to Helen Whitmore in 1938, who died two years later. It was transferred from her estate to Arthur and Ruth Pehl of Upland in March 1940.

Cabin No. 9 is non-contributing.

Cabin No. 10 (1915): The Mahlstedt cabin is a small, one-story building, rectangular in plan with an asymmetrical, low-pitched gable roof. The building combines natural materials with a more refined staggered shake exterior reflective of the Arts and Crafts Movement. The building sits on a horizontal log foundation on a knoll overlooking the lake. An open front porch extends across the front of the building; the shed roof of the porch is supported on upright logs with the bark removed, while the rafters and porch railings are barkless tree limbs. The building is framed within upright logs at the corners. Window surrounds are of unpainted milled lumber, with slightly projecting lugsills. The asymmetrical pitch of the roof may be indicative of an early rear addition; there is also a concrete foundation under this 8' wide rear section, and the vertical log which once defined the rear corner of the original cabin is now several feet short of the present roofline on the south wall. The siding was carefully matched to maintain the character of the original cabin.

J. R. Mahlstedt of Los Angeles received his residence permit on September 22, 1914, with a conduit permit issued the following month. It is probable that construction of the cabin began the following spring or summer; Mahlstedt paid his first personal property tax on the completed building in 1916. The cabin remained in his ownership until transferred to Mrs. Lela Pantazin in 1945.

Cabin No. 11 (1915): The present building represents an early

expansion of the original cabin. Cabin No. 11 was built as a small, rectangular building with vertical logs framing the corners; it survives as the southern section of the present structure. It was side-gabled, with a medium/high gabled roof with wide overhanging eaves and projecting rafter ends. An exterior fieldstone chimney dominates the south elevation. The building was extended on the north at an early date; materials carefully matched the rustic appearance of the earlier cabin. An early sleeping cabin was built at the rear, connected to the southwest corner of the original cabin. A modern, shed-roofed addition and porch were built at the front of the original cabin in recent years; although the aluminum sash windows detract from the character of the older building, an attempt has been made to maintain the rustic appearance by matching the shakes of the cabin. In 1987, the skirts of the lower walls of the cabin and sleeping cabin were replaced with modern, vertically-grooved plywood siding. While the modern alterations detract from the historic appearance, there is enough of the early rustic character remaining to classify the building as a contributor to the district.

The original cabin was built by G. L. Crandall of Long Beach, who received his residence permit in September 1914. It is likely that construction was undertaken the following spring or summer. There is a gap in Forest Service records until 1942, when the cabin reappears under the ownership of H. H. Crandall of Los Angeles. It was transferred to M. K. Smith in 1947.

Cabin No. 12 is non-contributing.

Cabin No. 13 (1922): Located at the top of the slope above Fisher Cove, this one-and-a-half story, shingled cabin has a new entrance deck at grade at the northwest corner, while the southeast corner is elevated a full story above the ground. The original cabin occupies the northern two-thirds of the present structure, and was rectangular in plan with a medium/high gable roof. The cabin was remodeled and expanded southward in 1932. A second, later addition of a low-gabled wing on the west resulted in an L-shaped plan; this small wing has scalloped bargeboards and vertical boarding in the gable typical of the 1950s. A large, gabled dormer is centered in the eastern slope of the roof above a new sun deck. The uniformity of the exterior sheathing suggests the building and its additions have been re-shingled, probably at the time of the second addition; vertical board and batten covers the downslope area below the building. A garage, shown in the 1956 assessment records, has been removed.

J. R. Langford received his residence permit in September 1921, and probably constructed his cabin the following spring or summer. Langford was a member of a prominent citrus family in the Redlands area. Ownership was transferred to C. P. Langford in 1926, and in November 1932, the Forest Service approved a

newly-completed addition and remodeling, which increased the size of the cabin by about 50%. In 1944, the property was transferred to J. R. Langford and Gladys Langford Pate; R. H. and Winnie Carson became the new owners in September of the following year.

Cabin No. 14 is non-contributing.

Cabin No. 15 (1915): This log cabin is irregular in plan with a medium gable roof; a small, early addition has created a roughly U-shaped layout. Located on a moderately sloping site, the building is elevated on a high rubblestone foundation. A shed roofed porch spans the front, and has a log railing; it has been partially enclosed by vertical boarding and glass on the northeast. The addition on the northwest is compatible in character, being of log construction with a stone foundation and medium gable roof. The cabin has two associated outbuildings. They are small guest houses of vertical board-and-batten with medium gable roofs; rustic window surrounds are constructed of tree bark. They are not shown on the 1922 map, and a 1932 ranger report noted "two buildings on lot", evidence that one was built between 1922 and 1932, while the other was built after 1932. The property also contains several notable stone retaining walls creating small terraces, and a flight of stepping stones from the parking space below.

H. G. Webster of East Highlands received the first residential permit for the lot, issued in August of 1914. Webster held the lot briefly, transferring it to A. P. Kerckhoff of Covina in December 1914. The cabin was probably constructed by Kerckhoff in 1915 or 1916, as it was shown on the April 1917 water company map. It was reissued to Grace Maude Off in October 1917; the cabin was still in the ownership of the original family in 1983.

Cabin No. 16 (1915): Cabin No. 16 is a one story log building with a medium gable roof; the squared log ends are criss-crossed, projecting well beyond the corners. The original side-gabled building is rectangular in plan, with a small, shed-roofed rear addition with milled lumber siding. The main entrance is under the eaves on the north side, and is flanked by paired large windows with small muntins and simple surrounds. The end gables are filled with rows of stained wood shakes.

Luther H. Johnson of Los Angeles, president of Panama Lubricants Company, received his residence permit for Lot 16 in July 1914. He could have constructed the cabin as early as that summer, although a 1915 date is somewhat more likely for the following reasons: Johnson received a conduit permit to bring water to the building in September 1915, and he paid the first personal property tax on the completed structure in 1916. The residence permit was transferred to A. J. Cuneo of San Gabriel in August 1924; it was subsequently transferred to Margaret Marshall in

1943. This cabin is one of the finest, least altered examples of the early log construction of the Big Bear Tract.

Cabin No. 17 (1917): This building demonstrates an unusually high degree of adaptation to a rugged, improbable building site. The cabin is perched among massive granite boulders and pine trees on a steep slope, appearing to grow out of the landscape. The rustic character of this narrow, rectangular-plan, medium-gabled cabin is evident through its use of pine-slab siding with the bark left in place. Bark window surrounds and log bargeboards add to the rustic appearance. The upper portions of the gable ends are shingled. At the rear, a large granite boulder is accommodated by cutting a corner out of the floorplan, creating a recessed porch under the roof overhang. A wooden deck extends across the eastern half of the front of the building, supported by squared posts and partially enclosed below with latticework. A number of exterior wooden stairways connect the building with the ground at various levels.

The first residence permit was issued to Edmond Shook of Pomona in September 1916. With the permit issued so late in the season, it is unlikely the cabin would have been built that year; also, Shook transferred his permit the following July to C. W. Richardson and I. B. Netzley of Glendora. The cabin could have been built as early as the summer of 1917, and is shown on the 1922 highway map. Netzley became the sole owner in August 1935, and retained the building until April 1948.

Cabin No. 18 (1925): This one-and-a-half story building has a steep gable with long shed dormers; the gable ends are shingled in the upper portions. The main entrance is in the north-facing gable end, opening onto a small deck enclosed by a solid railing. The lower story of the building is stained, vertical board siding with the structural members visible on the exterior. There is a brick chimney on the rear elevation.

James V. Leonette of Los Angeles received a residence permit for Lot 18 in 1917; however, it was canceled for non-improvement in November 1924. Anson C. Thomas of Pomona acquired the permit in February 1925, and probably constructed the building that summer. Thomas retained ownership until November 1943, when the permit was transferred to Chauncey Kolts of Los Angeles. This large Craftsman building looks more like an early 20th century urban residence than a mountain cabin, but the use of rustic materials and the picturesque quality of the steep roof help to relate it to its forest site. The exposing of structural members on the exterior is unusual, and is seen occasionally in some of the early 20th century single-wall cottages along the California coast.

Cabin No. 19 (1918): The cabin was apparently built in two



stages, as the initial tax assessment was for a very small building; an early addition created the present "L" shape and doubled the size of the first cabin. Medium gabled roofs run parallel to each other over the two sections of the "L". The exterior of the eastern section is covered in wood shakes, and may be the earlier portion. Within the northeast corner of the "L" is a flagstone paved deck supported on a rough-cut, weakly coursed granite foundation. A battered exterior chimney of granite extends from the side of the cabin onto the terrace. The western portion of the building is elevated almost a full story above the slope; the siding is vertical board with bark-covered pine battens, extending to the ground to enclose the lower area for storage. Window surrounds are split logs with attached bark. The 1932 ranger's report indicated two buildings on the lot at that time; the second building may have been the sleeping cabin that was removed between 1951 and 1962, according to assessor's records.

The first residence permit was issued to I. F. Whomes in September 1916. The permit was transferred in October 1917 to Frank Massey of Glendora. Massey may have constructed the cabin in the summer of 1918, possibly for B. Chaffey Shepherd of Pomona, as Shepherd filed for a residence permit for Lot 19 in January 1919, six months before Massey transferred its ownership to him; Shepherd also paid the first personal property tax on the completed building in July of that same year. The cabin remained in his ownership until transferred to Philip and Pauline Shepherd in 1962.

Cabin No. 20 (1916): The property consists of two buildings: a larger principal cabin, and a small sleeping cabin at the rear. The main cabin is single story, L-shaped in plan, and has a medium gable roof with broad overhanging eaves. It is sheathed in a bark-covered log slab siding; bargeboards are also log slabs with the bark left intact. Window and door surrounds are of painted milled lumber. The front of the house is roughly at grade and has an open porch to the main entrance; the rear of the house is elevated above a moderate slope. A wooden stairway descends at the rear to the sleeping cabin which is sheathed in vertical board and batten, but trimmed in bark-covered log slabs; it has a low gable roof with a 6' wide central breezeway separating two 10' x 12' sleeping rooms. The sleeping cabin was constructed before 1932, as the ranger's report of that year noted two buildings on the lot.

The first residence permit was issued to Judge George R. Holbrook of Ontario in August 1916; the cabin must have been constructed that same summer, as Judge Holbrook paid his first personal property tax on the completed building the following year. The assessment is for a very small building, giving some evidence that the rear wing may be an early, but highly compatible, addition. The permit was transferred to J. S. Armstrong of Ontario in January 1921; he retained it until 1941, when Mrs.

James L. Freeman, also of Ontario, became the new owner. According to the National Register application, William Knickerbocker was the builder of the cabin.

Cabin No. 21 (1915-16): Cabin No. 21 is a one-and-one-half story log structure with a medium gable roof; a shed-roofed dormer appears above the main entrance. Gable ends are shingled above the lower walls of log; a single window is placed in each end. The roughly-squared ends of the logs project beyond the building corners. The front door is centered in the east elevation overlooking the lake; it is flanked by large windows with milled lumber surrounds, and is accessed by a broad, uncovered porch. A battered chimney of local granite is located on the exterior of the rear wall; a 8' x 16' shed-roofed addition is constructed at the rear. A single room sleeping cabin stands behind the building; it has a steep gabled roof and vertical board and batten siding. The addition and the sleeping cabin are relatively modern in appearance and were built prior to the 1951 tax assessment.

The first residence permit was issued in October 1915 to Harry S. Pratt of Pomona; it seems unlikely that the cabin could have been constructed so late in the season, but Pratt did pay the first personal property tax on the completed building in 1916. The most plausible explanation is that the cabin's builder, dam keeper William Knickerbocker, who was a year-around resident of the area, may have been able to work on the building later into the year, weather permitting, because of his proximity to the job site, probably completing the job in the spring of 1916, prior to the cut-off date for the annual tax assessment. The permit was transferred in 1934 to John Armstrong of Ontario, who retained ownership until 1985. The cabin is an excellent example of the early log architecture of the Big Bear Tract, and is the work of a noted local builder responsible for a number of the earliest cabins.

Cabin No. 22 (1916): This is a one and one-half story log cabin with a medium gable roof. An exterior stairway provides access to the loft through a doorway in the shingled gable on the northern end. Built on a steeply sloping site, the house has a shallow front porch enclosed below on the downhill side with vertical boards; there is no roof over the porch. The building has had some minor alterations at the rear where deteriorated logs have been replaced by concrete blocks at the ground level. With the exception of the exterior stairway and the lack of a shed dormer, the building appears to be virtually identical in design to Cabin No. 21. At the rear is a small sleeping cabin with a rectangular plan, medium gable roof, and wood shake exterior; it is connected to the rear of the main cabin by a small wooden deck.

The first residence permit was issued to Frank H. Massey of

Glendora in October 1915. Construction probably did not take place until the following summer. In October 1917, the permit was reissued to A. P. Kerckhoff of Covina. After his death in 1925, the cabin was passed on to Frances Kerckhoff, who owned it until 1955, when it was transferred to Carleton C. Wright, Jr. According to the National Register application, William Knickerbocker was the builder.

Cabin No. 23 (1917): This small, single story cottage has a T-shaped plan with a medium gable roof and a smaller cross-gable at the rear; the eaves are supported by small braces at the corners. Siding is stained vertical board and batten. A massive granite chimney dominates the west end of the building, penetrating the gable at its apex. A shed-roofed porch shelters the main entrance, with its central doorway flanked by two large windows, on the north side; it is new and appears to be a recent replacement of an earlier porch. It is supported by squared posts and is elevated above the steep slope; the area beneath the porch is enclosed with lattice. A portion of the porch roof has been cut away to accommodate a large pine tree.

Alfred L. Davenport of Cucamonga took out the first residence permit in September 1916. The cabin was probably constructed the following spring or summer. It remained in his ownership until 1952, when it was transferred to Betty Ford and Ruth Preston.

Lot No. 24 is vacant.

Cabin No. 25 (1917): Cabin No. 25 is characterized by an irregular plan and massing. As built, it was probably a T-shaped plan with a medium gable roof and a small cross-gabled wing at the rear. An early addition on the west created a wing projecting to the north; a subsequent addition at the southwest corner filled in one angle of the original T. All additions appear to be early and are sheathed in the same type of red-stained vertical board and batten siding as the original cabin. The building is a single story at grade in the rear, but is a full two stories in front due to the steepness of the slope. A shed-roofed porch spans the upper portion of the facade. The building has a granite foundation, and a large rubblestone fireplace chimney projects from the west wall. A sleeping cabin is located at the rear; it is constructed of vertical board and batten, stained red, with a steeply pitched gable roof.

The residence permit was issued to D. C. Hammell of Los Angeles in September, 1916. It is likely the cabin was constructed the following summer, although Hammell did not pay his first property tax until 1919. It remained in his ownership until 1945, when it was transferred to W. D. and Ruth Higginson.

Cabin No. 26 (1916-17): This cabin is L-shaped in plan with a medium gable roof with wide overhangs and projecting rafter ends. Because of the steep slope, the building is one story in the rear with a two-story front overlooking the lake on the downhill side. The main entrance is at grade at the rear; another entrance opens onto a recently rebuilt deck which infills the right angle of the L. The deck, constructed around a mature pine tree, is reached from the ground by a long wooden stairway from below. Another doorway enters the lower section of the building from the ground level on the downslope side. The building is sheathed in red-stained shakes; window surrounds are of plain milled lumber.

Mrs. Arthur R. Powell of Azusa was issued the residence permit in October 1916. The first personal property tax was paid in 1917, indicating the building would have already been completed by spring of that year. Forest Service records show a transfer in December 1940 to Mrs. Warren P. Klepinger "on account of marriage."

Cabin No. 27 (1918): Sited on a steep slope, this board-and-batten cabin is elevated a full story off the ground on the downhill side. It is supported by vertical posts; the area underneath is enclosed by lattice. The building has a medium gable roof, with a shed-roofed, open porch supported by squared posts on the view side. Entrance is through a small lean-to section at the rear of the building; a narrow deck along the eastern side connects with the front porch.

Peter L. Cuccia of Los Angeles paid his first personal property tax on the building in 1919, suggesting a likely completion date the previous year. He was the owner of P. L. Cuccia Fruit Company, a wholesale produce company. He retained ownership until 1945, when the cabin was transferred to E. A. Pendarvis of Burbank.

Cabin No. 28 (1914): The original cabin was rectangular in plan, constructed of whole logs with squared, overlapping ends at the corners. The side-gabled cabin has wood shakes in the gable ends, and the medium/high gable roof has an asymmetrical pitch where it extends over a later board and batten addition at the rear. A modern front entrance deck is elevated several feet above grade on posts; an enclosed storage area is under the main floor of the cabin. A small sleeping cabin is located at the rear; it has a medium gable, board and batten siding, and is shown on the site in 1951 assessment records, as is the 5' x 6' shed attached at the rear of the cabin.

Fred Esgen, a Los Angeles realtor, received the residence permit in June 1914, and completed the cabin that same summer; he paid his first personal property tax the following year. The cabin was transferred to his wife in October 1915; she retained ownership until 1946, when it was transferred to Anne Esgen Williams.

Cabin No. 29 (1916): Cabin No. 29 is actually a complex of three rectangular buildings clustered together. Two are log and appear to be similar in age, materials and architectural character. They are one and one-half story buildings with medium gable roofs; the gable ends are shingled. The main cabin is one-and-one-half stories with an upstairs loft; its main entrance is on the east side, centered under the overhanging eaves. The entrance door is flanked by large, small-paned windows, and opens onto a broad, uncovered deck supported on large logs with short vertical logs for corner supports. The deck is open underneath, and is accessed by a short flight of steps with peeled log posts and railings. The second cabin is constructed of smaller logs, overlapping at the ends. It is one story in height with a steep gable roof and enclosed storage underneath. The third building is a sleeping cabin with wood shake exterior. It faces the rear door of the main cabin, and has a small lean-to addition at the rear. Windows of the cabins are enframed by simple, milled surrounds. All three are joined by a small, modern deck.

The residence permit was issued in November 1915 to Hugh Gordon, an attorney from Los Angeles. The cabin was built the following summer, as Gordon paid his first property tax on the completed building in 1917. A notation in Forest Service files stated, "...logs purchased from W. E. Knickerbocker by Mr. Gordon." The permit was transferred to John D. Gordon in 1961, and the cabin was still in the original family as of 1983. This complex shows the early log architecture of the tract at its best, having survived virtually unaltered to the present.

Cabin No. 30 (1916): This tall, one-and-one-half story, shingled cabin is rectangular in plan with a combination medium gable and hip roof. The east end has a gabled dormer above large, industrial metal sash windows overlooking the lake; a two-car garage is located below on the ground level. A separate entrance is located in the western gable end. It has a large, relatively new deck with a long handicapped access ramp leading to the main floor at the southeast corner; the lower portion is enclosed by lattice. The building underwent a major remodeling in 1953, according to county assessment records.

The cabin appears to date from 1916; the original permit was issued in August 1914 to J. E. Shrewsbury of Long Beach, but was surrendered the following year, probably without improvement. It was reissued to W. M. Warren of Covina in December 1915, who apparently built the cabin the following summer, and paid his first personal property tax on the completed building in 1917. Upon his death, it was transferred to Jane B. Warren in July 1943; she held it less than three months before transferring it to Dallas and Pansy Walker.

Lot No. 31 is vacant.

Cabin No. 32 (1913): The building has an irregular plan and a roof of medium, intersecting gables. The rustic character is evident through the use of pine slab siding with the bark still attached. Shingles are used in the gable ends. The original cabin appears to have been rectangular in plan; it was enlarged to an L-shape with a cross-gabled wing at the rear. Another early addition on the opposite side created a roughly S-shaped plan; these early additions matched the siding to convey the rustic character of the original cabin. A large, recessed porch overlooks the lake on the north. A later, shed-roofed addition on the south has channel rustic siding, and detracts from the original building. The cabin is in semi-deteriorated condition, with at least one large window boarded.

This may be one of the oldest cabins in the tract. Arthur Whomes, a Los Angeles dentist, received a residence permit in September 1912, and may have constructed the cabin as early as the following summer. It was definitely complete by 1916, as reflected by tax records, and was shown on the April 1917 water company map. It was transferred in November 1946 to James MacDonald Gaylord.

Cabin No. 33 (1914): The irregular plan of this cabin results from its incremental growth. The original section appears to have been a two-pen, dogtrot log cabin which now forms the long axis. It was expanded on both ends, and covered with shingles; the original central section has now been re-exposed in the recent (1989) renovation. An early, single-story, shingled addition is at the rear. A small, side-gabled shingled cottage has been attached to the east end of the log section, and has its own entrance porch with garage underneath, and large windows looking out over the lake; it has an addition on the south. Assessor's records note that a 440 square foot addition was made in 1958; this may be the shingled section at the rear which connects the boathouse to the main building. The boathouse has marine railway tracks leading to the lake. By 1932, the ranger's report noted three buildings on the lot; these have all been combined into a single building, and additions appear to have been made onto additions. Most of the complex probably dates from the 1930s, and does maintain a rustic feeling through the shingled siding and the re-exposure of the original log cabin.

Another of the early cabins, the original log structure was owned by the same family as adjacent Cabin No. 32. Dr. R. W. Whomes of Los Angeles received his residence permit in August of 1912, and could have begun construction as early as that summer, although the issuance of a water conduit permit in the fall of 1914 to bring water to the lot suggests that to be a more likely date. Certainly, the building was completed before 1916, as Dr. Whomes paid his first personal property tax that year; it is also shown

on the April 1917 water company map as a long, rectangular structure, obviously the original dogtrot cabin. Dr. Whomes remained the owner until 1948, when the permit was transferred to Ethel Furman.

Cabin No. 34 is non-contributing.

Cabin No. 35 (c. 1914): The rustic character of the building is conveyed through its use of pine slab siding with the bark attached. The original, rectangular plan, medium-gabled cabin is the section on the west. It is side-gabled, with entrances on the north and south. The cabin was extended eastward at an early date, and a small, shed-roofed addition was appended to the west end. An associated property feature is the adjacent "two-seater" outhouse, with attached woodshed.

The first residence permit was issued to Irvin Shupp, Jr., in August 1914. He may have built the original cabin as early as that summer, although no old tax records could be located for corroboration; it was shown, however, on the 1922 map. The property was transferred to Jane Hatley of Los Angeles, whose family also owned Lot 65. She owned this cabin during 1919; W. P. Arden of Ontario assumed ownership in December of that year. It was transferred in December 1921 to W. L. Grubb of Santa Ana, and again in December 1928 to William C. Pearson of Etiwanda. It was still owned by the Pearson family in 1986.

Cabin No. 36 (1914): The original side-gabled log cabin can be clearly seen as the southern two-thirds of the facade. It has a medium/high gable with shakes in the southern gable end. The entrance is on the west under a shed-roofed porch canopy. Early, shingled additions extended the cabin on the north and the southeast, creating an L-shape. A separate, medium-gabled, shingled cabin was added at the rear, probably in the 1920s, and connected by an enclosed passageway. The residential complex is united by a large, rear deck with log rails. The garage at the rear was already built by 1951, according to county records.

The original log cabin dates from 1914; E. A. Eastman of Long Beach received his residence permit in late September 1913, and constructed the building the following summer; he paid his first personal property tax on the completed building in 1915. Ownership was transferred in October 1936 to A. F. and Ethel Brough of Beverly Hills, who held the property until 1950.

Cabin No. 37 (1918): This small, side-gabled cabin is rectangular in plan, with a medium gable roof and rafter ends exposed at the eaves. The siding is vertical board and batten, stained red. The central doorway is on the west with flanking casement windows with peeled log surrounds. A new concrete block

foundation and chimney are later alterations. Four buildings were shown on the 1922 map and noted in the 1932 ranger's report; assessor's records indicate that three sleeping rooms and a shed were still present on the property in 1951. Only the cabin remains today.

The residence permit was issued to Mrs. C. S. Lindley of Azusa in September 1918. The cabin was apparently constructed that fall, as the first personal property tax was paid in 1919 on the completed structure. The cabin remained in the Lindley family until 1948, when it was transferred to Ivar and Margaret Nelson.

Cabin No. 38 (1914): Located on a steep slope, this shingled, gable-end cabin rests on a large platform with milled lumber railing; the downhill side is enclosed with vertical boards. The medium/high gable has split-log bargeboards, broad overhangs and open braces at the front corners. The building plan is two rectangles; a larger unit forms the main body of the cabin, while an entrance wing projects in front. It is possible that the cabin was enlarged in 1916 to accommodate its short-lived function as an outdoor camp for boys. Window and door surrounds are split log with bark attached. A shed-roofed outhouse is also located on the lot.

The first residence permit was issued to T. O. Babb of Los Angeles in July 1914. The cabin could have been built as early as that summer. It was reissued to Lou Wescott Beck of Pasadena in March 1916 as a residence permit, then revised in July of that year as an outdoor camp for boys and young men. Upon his death, the permit was transferred to his widow in November 1917 with the notation, "formerly held by L. W. Beck as Outdoor Camp for Boys"; it reverted to a residence permit at that time. Mrs. Beck held the property until September 1918, when she transferred it to Walter W. Wilson, a citrus grower from Glendora. He retained ownership until 1940.

Cabin No. 39 (1938): This two story cabin occupies a steeply sloping site. The building is L-shaped in plan with a medium/high gable, and is sheathed in "log cabin" siding; the ends are crisscrossed and project at the corners of the building. The entrance is from a small deck at the rear of the upper level, which is at grade due to the steepness of the slope. A cantilevered balcony spans the main facade on the upper level of the downslope side, providing a view of the lake. Eaves are flush with the gable ends, and barely project over the exposed rafter ends along the sides. A large rubblestone chimney rises a full three stories to project above the roof at the rear of the building. Window surrounds are so thin as to be virtually lacking; only shallow sills project from the openings. Although this is one of the most recent cabins, the use of appropriate siding and chimney materials and the spectacular siting among boulders and pines on a steep slope create a picturesque quality



which contributes to the character of the district.

The residence permit for Cabin No. 39 was issued to Ray L. Clark of Los Angeles in late September 1937, with a notation, "to build, October 31, 1938". The card was signed off as satisfactory, indicating that construction was apparently made within the allotted time. The permit was transferred to Robert and Irene Keckta in 1963.

Lot No. 40 is vacant.

Cabin No. 41 (c. 1929): This two-story, L-shaped cabin is located on a steep slope. The roof is a steep gable with sheet metal. A new deck projects from the interior angle of the "L", and a new 5' addition is on the end of the west wing on the upper level. The original siding appears to have been board and batten, now replaced by shingle; the lower level has horizontal V-rustic siding. Window surrounds are of milled lumber.

The lot was originally acquired by L. W. Beck, who operated a boys' camp on adjacent Lot 38 in 1916 and 1917; however, no improvements were made by Beck or by the subsequent owner, John Zaveallos, as late as 1922. There is a gap in the records after 1922, until Cecile Miller of Los Angeles became the new owner in May 1936. She held the property until 1954. The cabin was probably built in the late 1920s.

Lot No. 42 is vacant.

Cabin No. 43 (1917/c. 1935): Located on a steep slope, this cabin is elevated a full story or more above grade on the downhill side; the lower portion is enclosed with vertical boards. A small, bark-sided wing at the rear is probably the original cabin, expanded with the present one-and-one-half story front addition which now creates a T-shaped plan. It is difficult to tell precisely when the major wing was added, but architectural evidence suggests a mid-1930s construction or remodeling date. The cabin has a broad, medium gable with bark-covered bargeboards against minimal eaves; a small balcony is placed below the loft windows, above the entrance. A recessed porch spans the north side. Siding is a mix of V-rustic, "log cabin", and shingles. The 12' x 20' deck was added in 1983; the balcony and the diagonal siding in the gable end probably date from the same year.

A. Y. Soule of Los Angeles took out a permit in December 1916 with the notation, "former residence, reissued hotel". This may refer to the original cabin at the rear for which the first permit had been issued in September of that same year. The early cabin may have been expanded at that time for hotel purposes, and

subsequently remodeled or further enlarged. The permit was closed out in 1924, and there is a gap in the records until 1931. In October 1931, Tom G. King of Pomona received a residential permit, and a cabin was noted on the property in the 1932 ranger's report. King retained ownership until 1951.

Cabin No. 44 (1916/39): This is a cluster of one main cabin, a large sleeping cabin, and two outhouses. The original cabin has a medium gable and is sheathed in board and batten siding; a shed-roofed addition was made before 1951. Window surrounds are bark-covered on the original cabin. A large, modern deck has been constructed in front. The sleeping cabin is 12' x 16', with board and batten siding and a medium gable; the area underneath is enclosed by lattice. One outhouse is old, with board and batten siding, while the other is new with plywood sheathing.

The original residence permit was issued to V. M. Robinson of Rivera in July 1916. The cabin was apparently built that summer, as Robinson paid the first personal property tax on the completed building in 1917. The permit was transferred to Virginia Lee Mosher of Los Angeles in March 1935. When it was transferred again to Mrs. Jett Wilke of Inglewood in August 1939, there was a notation, "to build, November 1, 1939", which probably referred to the construction of the addition. The cabin remained in her ownership until 1951.

Cabin No. 45 (1922): Lot 45 contains two cabins. The cabin on the east is unusual for its gambrel roof, which faces downslope with the main entrance centered on the lower level. The two-story building is covered in shingles and has pine bark-trimmed bargeboards, and window and door surrounds. A narrow, shed-roofed wing on the east creates an asymmetrical facade. Adjacent on the west is another cabin, a one-story, medium-gabled building with bark window surrounds and split log fascia; it has a granite rubble exterior chimney at the rear. The cabin is shingled above a beltcourse, with beveled siding below. The front and rear sections appear to have been built at different times, as the siding does not align. A shed-roofed porch spans the front; vertical board and batten siding encloses the downhill side, cut to fit a large boulder which anchors the building in place. Because of the presence of two large buildings on the lot, it is difficult to determine which came first, but both were apparently constructed before 1932, as they were noted in the ranger's report of that year.

Samuel B. Mosher of Rivera took out the first residence permit in October 1920; the first cabin was probably built in 1922, after the production of the highway map that same year. The 1924 Los Angeles city directory referred to Mosher as "Vice-president and Treasurer, Signal Gasoline Company, and President, Huntington Gasoline Company". The property remained in his ownership until 1939, when it was transferred to Otto M. Rejf of Los Angeles.

Cabin No. 46 (1922): This cabin is like a commodious house; it is a large, two story building, Craftsman in feeling, with a shingle exterior and bark-trimmed window surrounds. It is side-gabled, with a full porch across the front. The first and second stories are divided by a split log beltcourse with the bark left in place. The area below the house is enclosed with vertical boards. On the east is an unusual two-story sleeping cabin, attached to the main house by a covered breezeway. An 18' x 20' two-car garage with a medium gable roof and metal siding is also located on the lot.

The original residence permit was taken out in 1917 by Eliot Alden of Los Angeles, but was closed in 1921 for non-payment. Henry M. Mosher of Los Angeles received his residence permit in August of 1921. It is unlikely that a house of this size could have been completed in the remaining summer months of 1921, and the 1922 highway map shows the lot was still vacant; it was probably completed later that same year. The 1932 ranger's report does verify the building on the lot by that year. The building remained in Mosher's ownership until its 1951 transfer to Howard and Robert Deards. According to the National Register application, Henry M. Mosher was the brother of Samuel Mosher, owner of adjacent Cabin No. 45.

Cabin No. 47 (1915): The original cabin has been expanded through several major additions. It appears to have been a medium-gabled, bark-sided building which now has a major expansion, possibly a porch enclosure and remodeling, on the downhill side; the realigned roof covering the addition now gives it an asymmetrical shape. Slab log siding with attached bark was used to make the addition blend in with the earlier structure. An early L-shaped wing at the rear has board and batten siding. A new deck with enclosed storage underneath has been built to access the front door. A detached 11' x 14' sleeping cabin has a medium gable and board and batten siding. Although altered, much of the early cabin complex remains, and the front addition used compatible materials to maintain the rustic quality.

The first residence permit was taken out by Hedley V. Richmond, a Los Angeles broker, in August 1914. He could have built the first cabin that summer, although construction the following year seems more likely, as he paid his first personal property tax on the completed building in 1916. The property was transferred to J. McCoy of Los Angeles in September 1916. He transferred it to Janet White and Marjorie McCoy in 1944.

Cabin No. 48 (1916): The original cabin may be the section on the east with the original bark-covered log slab siding in place. The medium-gabled building appears to have been extended to the west at an early date, with recycled log slabs re-used over the

addition's board and batten siding; enclosed storage occupies the lower level. Another early addition with a low-gabled roof has been appended on the east end. Window surrounds are of milled lumber. A 10' x 18' two-story, combination detached garage and sleeping cabin is located just below on the road.

The first residence permit was issued to Judge Louis W. Myers of Los Angeles in September 1916; the cabin was apparently completed that fall or next spring, as the first personal property tax was paid in 1917. The property was transferred to John W. Myers in 1961, who still owned it in 1983. Judge Louis Myers served as Chief Justice of the California Supreme Court, and later became a partner in the Los Angeles law firm of O'Melveny and Myers.

Lot No. 49 was canceled by the Forest Service in 1938.

Lot No. 50 is vacant.

Cabin No. 51 (1917): Located on a gentle slope near the lake shore, this one-and-one-half story cabin is constructed of logs, with a wood frame roof and loft above; gable ends are infilled with wood shakes. The loft is accessed by an exterior stairway on the east. A full porch is recessed under the north side, with peeled log railing and roof supports; the underside is enclosed by lattice. A 12' x 16', board and batten guest cabin is located to the west of the main cabin. It has an 8' deep front porch recessed under a forward extension of the gabled roof, similar to the "Rocky Mountain Cabin" vernacular building type. It was built before 1932, as it was listed in the ranger's report that year. A modern parking platform stands adjacent to the road, and has enclosed storage underneath.

The first residential permit was issued to W. E. Knickerbocker, the dam keeper, in November 1916. Known for his log cabin construction skills, Knickerbocker built a number of early log cabins in the tract, and probably constructed this one in the summer of 1917. The property was transferred to Dr. Maxwell M. Dixon of Los Angeles in January 1918, and remained in his ownership until 1971.

Cabin No. 52 (1917): Located adjacent to the shoreline, this one-and-one-half story cabin has a recessed porch supported by peeled logs, with a log railing. The west end may have been enclosed later for additional interior space. A large, shed dormer overlooks the lake. The building is sheathed in wood shakes in a staggered pattern, while the dormer is shingled. Windows have rustic pine-bark surrounds, and a rubblestone chimney rises at the rear of the cabin. A new deck on the east is partially enclosed. A detached, two-story combination utility building and outhouse is also located on the lot.

The residence permit was issued to Los Angeles attorney Harley E. Riggins in August 1914. However, the cabin was not constructed until after April 1917, as it is absent from the 1917 water company map. According to the National Register application, the cabin was constructed with the help of William Knickerbocker. The property was transferred to H. Edmund Riggins, Jr., in 1955.

Cabin No. 53 (c. 1914): The original cabin appears to be the eastern part of the building. This one-and-one-half story, side-gabled cabin was extended to the west at an early date; the original siding of log slabs with attached bark was repeated across the newer section. Large, shingled, gabled dormers were added to both sections, possibly at the time of the addition. The original section has a recessed porch in the northeast corner facing the lake; the porch roof is supported by logs with the bark left intact. An exterior stairway accesses the loft above from the east end. Windows have simple, milled lumber surrounds. A new deck has been added overlooking the lake, and the windows on the view side have been enlarged in the older section. There is a small lean-to addition at the rear. A metal-sided outhouse with a medium gable roof is also on the lot.

Lot No. 53 was first acquired by F. R. Scouten of Eagle Rock, who received his residence permit in July 1913. He could have built the original cabin as early as that summer, although no tax information could be located as confirmation. The property was transferred to Dr. J. Walter Reeves of Los Angeles in September 1916. The cabin was definitely built before April 1917, as it appears on the water company shoreline map of that date; William Knickerbocker is said to have assisted with the construction. Dr. Reeves retained the permit until 1950, when it was transferred to Mary Riggins, whose family owned adjacent Cabin No. 52.

Cabin No. 54 (1913): This complex includes three cabins near the lakeshore. The original cabin was constructed of corrugated metal, and has now been expanded into an L-shape and covered in horizontal wood siding; it now serves as the kitchen cabin, and has a modern deck overlooking the lake. The second cabin to be constructed is a side-gabled sleeping cabin with a recessed front porch overlooking the lake; the porch is supported by vertical logs, and has a log railing. Siding is of log slabs with attached bark; wooden shakes fill the gable ends. The newest of the three cabins is an end-gabled building referred to as the "living room cabin"; it is sheathed in milled "log cabin" siding which overlaps on the ends at the building corners. The entrance is in the east end; the medium-gable roof has shingles infilling the ends.

Dr. Charles J. R. Engstrom, a Los Angeles dentist, received his residence permit in September 1912. The first cabin in this

three-cabin compound could have been built as early as 1913, and must have been completed by 1914, as the first personal property tax was paid on the completed building the following year. By April 1917, two buildings were shown on the water company map; these were the original cabin near the water and the slab-log sided sleeping cabin to the east. According to the National Register application, Dr. Engstrom built his original cabin of corrugated metal as protection against forest fire. A third cabin and a garage had been added by 1932, as indicated in the ranger's report. The complex was transferred to James and Anna Hillgren of Huntington Park in 1944.

Cabin No. 55 is non-contributing.

Cabin No. 56 (1914): This complex is situated on a rocky point overlooking the lake. It consists of the main cabin, three sleeping cabins, and a more recent three-car garage; all of the outbuildings were built before 1951. The original cabin is the eastern half of the present building. It has a medium gable roof with a gabled porch projecting from the east end; porch supports, railings and rafters are logs, while the gable end still has its original shingle infill. A massive granite fireplace chimney rises above the roof from the south side of the building. Window surrounds are bark-covered split pine branches. The cabin was extended westward in 1917, doubling the size of the building. In 1954, the original wood shake exterior was replaced with the present "log cabin shiplap" siding. Two of the sleeping cabins are detached, while a third is attached to the main cabin on the west by a breezeway. A restroom and shower addition has been appended onto the south side of this third sleeping cabin. Although the original design integrity has been compromised, much of the rustic character still remains in spite of this alteration, and the replacement siding is in keeping with the materials used in some of the later cabins. The cabin still appears to contribute to the historic district.

Thomas C. Ridgway, a Los Angeles attorney, took out the residence permit in August 1914. The cabin was constructed that same summer, the Forest Service issued a conduit permit for water hook-ups in November, and the personal property tax was paid in 1915 on the completed building. Ridgway had once studied architecture and drew the plans for the cabin; he was assisted with the construction by a local carpenter, Al Sterling (Luppen, p. 2). Ownership was transferred to Grace Ridgway in 1962; the cabin is still owned by her descendants.

Cabin No. 57 (1916): Cabin No. 57 is a complex of three buildings situated on a large deck with enclosed storage underneath. The buildings form a "U" shape around a large pine, which pierces the deck. The main cabin is one story with shake siding and a strong Craftsman bungalow character; it is L-shaped,

with a medium/high gabled roof with wide overhangs. Rafter ends project, and the bargeboards are split logs with attached bark. Window trim is also bark-covered. On the north gable end, the roof projects far enough to create an open porch supported by log uprights. A tall stone chimney rises from the inner angle of the L on the exterior of the eastern wing. Two early sleeping cabins are at the rear, with medium gable roofs and similar window and roof treatment, although the siding is vertical board.

The first residence permit was issued to Miss Sarah Kirby of Essex County, New York, in August 1915. The cabin could have been constructed that summer or the following year; it was shown on the lot on the April 1917 water company map. In 1922, it was transferred to Mrs. Jennie L. Eberhart of Los Angeles, who held it for a year before transferring it to Henry O. Wheeler of Los Angeles in October 1923. In 1940, his estate transferred ownership to his widow, Mary Burnham Wheeler. The National Register application notes that Dr. Wheeler was "one of the founders of the U. S. C. Medical School and President of State Mutual Savings & Loan", and attributes the building of the cabin to "local carpenter Ted Thompson."

Cabin No. 58 (1912): Unique for its exotic architectural character, the complex of Japanesque buildings is also remarkable for its island site. The "cabin" is actually a dispersed collection of small, single story, one-room units which include a living room cabin, a kitchen cabin, a combination utility and storage cabin, and a number of sleeping cabins; the largest cabin has an exterior stone fireplace chimney on the northeast corner. Siding is vertical board and batten, and roofs are gabled or gabled with upturned eaves in a pronounced Japanese character. Nestled among the large granite boulders, the overall effect is strikingly picturesque. The National Register application also noted that the complex originally had a Torii gate and Japanese garden bridge, which have now disappeared. A shingled garage is located on the mainland, but access to the cabins on Treasure Island is entirely by water.

This is one of the oldest cabin complexes in the proposed district. Mrs. Herbert H. Garstin of Redlands received her residence permit in September 1911, along with a conduit permit to bring water to the lot. At that time, the lot was still part of the mainland, being located well above the level of the old lake. Mrs. Garstin, however, was the wife of the President of the Bear Valley Mutual Water Company, and was quite aware that the company's new dam would raise the lake level and create a picturesque island setting for her complex of Japanesque cottages. The first of several cabins on the lot was built in 1912, before land access was cut off. By April 1917, there were six buildings on the lot; one more was added by 1932, when the ranger's report noted a total of seven. The Japanese character of the buildings is remarkable, and reflects Mrs. Garstin's interest in Asian art and culture; the National Register

application noted that Maude Garstin "was a formidable grande dame who was born in Hawaii, traveled the Orient, frequently wore a kimono, and was responsible for the Japanese influence on the island." The property was transferred in 1950 to Dalton V. Garstin.

Cabin No. 59 (1918): The 606-square foot cabin is side-gabled with a shed-roofed wing at the rear. An exterior rubblestone chimney rises through the apex of the gable on the west elevation. Exterior sheathing is wood shingle and windows are casement. A detached 14' x 16' shed was built before 1952, and may be the second building noted on the lot in the ranger's report of 1932.

Mrs. R. W. Homer of Ventura took out the first residence permit in July 1918. The cabin could have been built as early as that summer. The permit was transferred to Leo and Faye Bell Reihsen of Ontario in 1944.

Cabin No. 60 (1927): This cabin is located on a steep slope above a small creek leading into the lake. The design is unusual, with a medium-hipped roof with exposed rafter ends; it has a recessed central entrance porch on the east side with vertical logs supporting the roof in a Classical distyle-in-antis configuration. The entrance porch is flanked by two large, horizontal windows with bark surrounds. Siding is vertical board and batten. An open deck with milled lumber rail spans the front of the cabin; it is supported on posts. The lower level of the cabin is enclosed by vertical board and batten siding. A small, lean-to addition at the rear does not detract from the character of the building.

The cabin may have been built as early as the summer of 1927, as the residence permit was issued to James C. Adams, Jr., of Alhambra in July of that year. He was still shown as the owner in December 1949, when Mrs. Forrest A. Riggins was added to his permit.

Cabin No. 61 (1938): This small, 18' x 24' cabin sits on the edge of a steep slope, with a rear entrance at grade, and the main entrance accessed from a front deck which overhangs the downhill slope on the north. An enclosed storage area is under the building. The roof is a steep hip, with minimal eaves; siding is beveled, stained brown. The cabin is not of the same rustic character as the earlier buildings in the district, but attempts to conform to its mountain setting with its small scale, steep roof, and dark color.

W. W. Woodson of San Fernando took out a residence permit on the lot in 1933, but lost it three years later "for failure to build". Wilfred B. Fisher of Glendale acquired the permit in



August 1937, and was required to build by October 31, 1938. Most likely, the cabin was built in the summer of 1938. It was transferred to Charles and Lora Kunkel in 1958.

Cabin No. 62 (1933): Cabin No. 62 is larger than most other cabins, having interior space on four different levels. The L-shaped building has a high gable, with upper level lofts; the main entrance is flanked by two windows and opens onto a large deck above the steep slope. Open braces support the eaves above the main entrance. Siding is a dark-stained wood clapboard. A rough-cut exterior stone fireplace is located at grade on the east elevation, along with a secondary entrance and a slender brick chimney near the rear. The downslope elevations of the two major wings have gabled dormers and several shed-roofed additions. A 20'x 22' garage above the cabin is reached by stone steps. It has a medium gable, horizontal wood siding and sliding garage doors in the gable end; it was built to replace an earlier garage destroyed January 3, 1951, according to Forest Service records.

Although somewhat late, the cabin fits well with the rustic character of the rest of the tract, using a dark stain to help it blend with its mountain setting. John and Bess Woodson of San Fernando took out the residence permit in August 1932, with a notation "to improve 10/30/33". The ranger's report of November 1932 confirmed that the lot was still vacant, so the cabin would have been constructed in the summer of 1933. Ownership was transferred to A. V. Shipman of Los Angeles in 1942.

Cabin No. 63 (1911-12): The original cabin was a small, rectangular structure of heavy log construction; the projecting medium gable roof had wide overhangs and wood shakes in the gable ends. It was doubled in size by an early addition on the north, which was frame construction sheathed in log slabs with the bark left in place. A small, shed-roofed storage building was previously connected to the cabin by a breezeway. It has now been removed to accommodate a 1989 bathroom addition on the south end of the cabin. A relatively new deck on the east overlooks the lake view.

The first residence permit was taken out by W. E. Knickerbocker, who was employed as the dam keeper from 1909 to 1918. It was dated September 1911, and the original, small cabin could have been built as early as that fall, since Knickerbocker was in residence in the area and could have worked on the cabin as time and weather allowed; this early date of construction is supported by Knickerbocker's conduit permit application, which was approved concurrently with his special use permit for the cabin. If this is the case, it would be the oldest cabin in the historic district. In September 1916, Knickerbocker transferred his interest in the property to Mrs. Nellie Don Carlos a Los Angeles teacher; the cabin was completed by that time, as the new owner

paid the personal property taxes in 1917, and it is also shown on the April 1917 water company map. The permit was transferred to Jessica Don Carlos in 1954.

Cabin No. 64 (1915): Located on a rocky point overlooking the lake, this one-and-one-half story cabin is of wood frame construction. The lower part of the walls consists of thin log slabs with the bark largely worn off; the upper walls are sheathed in "log cabin shiplap", indicating the cabin was re-sided at a later date. The steeply-pitched gable has exposed rafter ends, and a recessed porch is located on the northeast corner. The porch is supported by vertical logs and has a log railing. Cantilevered off the north side is a small room supported on diagonal log braces; it has large windows, and may be a sitting area for viewing the lake. There is also an entrance in the west elevation, along with a small entrance porch. Window surrounds are simple milled lumber. The cabin is stained a dark red. A free-standing, shed-roofed outhouse is located just south of the cabin. While the cabin appears to have been altered by replacement of the original log slab siding with a type of siding popular in the 1940s, it still has much of its rustic character with its log supports, dark color, basic unaltered form and spectacular siting. While the original appearance is compromised somewhat by the newer siding, the cabin still retains enough of its historic character to contribute to the historic district.

Miss Florence Silent of Los Angeles took out her residence permit in September 1914. The cabin was probably built the following summer; Miss Silent's receipt of a conduit permit in July 1915 to bring water to the site may indicate the cabin was under construction at the time. The cabin was certainly completed prior to April 1917, as it appears on the water company map at that time. Ownership was transferred to Mrs. Kate Vosburg of Azusa in May 1919, who held the permit until 1925. It was transferred to Ora S. Bacon of Ontario in September of that year; he held it until 1956, when it was transferred to Alma H. Bacon.

Cabin No. 65 (1922): Tucked in among granite builders on a steep slope, this side-gabled cabin is roughly rectangular in plan, with a large shed-roofed addition on the front. The original cabin has a medium gable and vertical board and batten siding stained red; the addition probably dates from 1932 and uses similar siding. The entrance is in the west end of the addition, and is reached from a small, open porch with log railing. Another doorway is located at the rear in a small, lean-to addition. Bargeboards and window and door surrounds are of milled lumber.

The residence permit was issued in August 1918 to J. George Hately of Covina; however, the 1922 highway map shows the lot as still vacant. The cabin was probably built shortly after the

publication of the map; the normal one-to-three year limit for lot improvements may not have been enforced in this case, but Forest Service records do not provide any evidence as to the circumstances. It was transferred to Harold R. Hall of Los Angeles in September 1925. The large, shed-roofed addition on the front was apparently completed just before November 1932, as the ranger's report of that month noted, "OK, addition and remodel". The cabin remained in Hall's ownership until 1968.

Cabin No. 66 (1917): The original cabin is of heavy log construction, and forms the rear portion of the present L-shaped building. The logs are squared at the corners and overlap. The roof is a medium gable with wood shakes in the gable ends. A granite rubble chimney rises from the center of the rear elevation, while the front has a central entrance flanked by two large windows with sliding 4/4 sash. The cabin sits on the level atop a steep slope; the early addition projects out over the slope, with vertical log slabs enclosing the area underneath. This wing was built after 1922, as it is not shown added to the original rectangular cabin on the highway map of that year. It repeats the medium-gabled form of the earlier cabin, but is sheathed in log slab siding with the bark intact. Several levels of deck have been constructed on the north overlooking the view of the lake. A small sleeping cabin is also located on the property; it has a medium gable and shingle exterior.

Local informants attribute the construction of the cabin to William Knickerbocker, the resident dam keeper, who built most of the early log cabins in the historic district. The first owner was P. E. Letchworth, Sr., of Covina, who took out the residence permit in August 1917. The cabin must have been constructed that same year, as Letchworth paid the first personal property tax on the building in 1918. Letchworth still owned the cabin in 1928, but a gap in the records exists until 1935, when the property was transferred to John Hammell of Hollywood in August of that year. It was transferred again in September 1939 to Ernest and Caroline Jensen, also of Hollywood, with a puzzling notation, "to build 6/30/40". Since the cabin and its early wing are clearly much earlier than 1940, the authorized construction may refer to the addition of the finished bedroom in the area under the front wing, or to the construction of the sleeping cabin. The cabin was transferred in 1943 to J. M. Hutchins and E. Lucille Brentner of Pasadena in 1943, and again to Ms. Brentner as sole permittee in 1946.

Cabin No. 67 (1934): Located on a steep slope, this shingled cabin is one story in height with at-grade access from the rear; the downslope side is elevated a full story above grade, and is enclosed underneath with "log cabin" siding arranged vertically. The plan is L-shaped, and appears to be formed by the original cabin and an early, perpendicular wing. The roof is medium-gabled with eave overhangs and projecting rafter ends. Windows

have simple, rounded milled surrounds. The large deck is new.

Miss Clara C. Manthey of Pasadena took out her residence permit in September 1933; the cabin was probably built the following summer. The permit was transferred to Mrs. Minnie Case, also of Pasadena, in September 1943; three months later, she passed it on to Carl W. Case, who retained ownership until 1966.

Cabin No. 68 (1931): This cabin is composed of two sections: an original rustic 1931 cabin, and a major, compatible addition which doubled the size of the building in 1951. The old cabin is a rustic, side-gabled building with vertical board and batten siding. The roof has a steep gable with overhanging eaves, and a shed-roofed porch which spans the front; the porch is supported by vertical logs, with log and tree limb railing. A battered, exterior granite chimney is centered on the south elevation. There appears to be an early addition at the rear constructed of squared logs on a high stone foundation; a large, gabled dormer overhangs this section. The County Assessor notes a building permit issued in September 1951 for a major addition; this is probably the steep-gabled section on the northwest with broad horizontal, lapped siding. While the cabin appears to have several additions, they are generally compatible, and the rustic character of the original building clearly dominates the composition.

The residence permit was issued in January 1931 to Alma H. Bacon of Ontario, whose husband owned Cabin No. 64 from 1925 to 1956. Cabin No. 68 was probably built during the summer of 1931, and was on the lot in November 1932 as verified by the ranger's report at that time. The permit was transferred to F. P. and Pauline Trebaol of Los Angeles in December 1939; the cabin was still in their ownership as of 1983.

Cabin No. 69 (1919): This small, rectangular cabin is located among granite boulders on a steep slope just above the highway. The cabin is a single story, end-gabled building, on a rubble rock foundation with enclosed storage under the north side. The building is sheathed in vertical board and batten stained red; an upright log with the bark removed forms the northwest corner. A similar feature marks what may have been the original northeast corner, suggesting that the present eastern end may be a later addition or enclosure of the original porch. The north elevation, most clearly seen from the highway, has three windows, with the two at the right placed within a single larger opening; the simple surrounds are painted green. Original two-panel shutters cover the windows when the building is closed for the winter. A metal chimney protrudes near the center of the north slope of the medium-gabled roof. The storage area below is entered through a central door in the high rock foundation.

The first residence permit was issued to Sarah E. Letchworth of

Covina in July 1918; the cabin was probably not constructed until the following summer, as it does not appear on the 1919 tax rolls. [P. E. Letchworth, also of Covina, owned an adjacent lot; he paid taxes on his cabin in 1919, but Sarah's absence from the same tax roll at a time when she already held the permit suggests that the lot was still unimproved. They paid their taxes on both lots on the same day in 1923.] The personal property tax records are missing for 1920-22, but the 1923 rolls verify the building was on the property by that time. Sarah Letchworth was still the owner in 1929, but there is a gap in the records until 1941, when it was transferred (from an unknown party) to E. Dean Cowley of Burbank.

Lot No. 70 has been canceled by the Forest Service.

Cabin No. 71 (1918): Lot 71 contains two cabins. The present main cabin is T-shaped in plan with a granite rubblestone chimney at the rear; it was probably constructed later than the sleeping cabin. The roof is a medium gable, with a hipped wing at the rear. Siding is log slab with bark left in place; it runs horizontally below the windows and is placed vertically above the narrow stringcourse. Eaves are open, and bargeboards in the gable end are bark-covered. Other rustic, bark-covered details can be seen in the railings and window surrounds. There is enclosed storage under an open deck on the downslope side; a rustic pergola, which probably served as a framework for a canvas awning, extends over the deck. A central entrance flanked by large, paired windows opens onto the deck. The sleeping cabin is located adjacent to the main cabin; it has similar architectural detailing, including bark-covered, log slab siding. It has a small, recessed porch over the entrance in the northeast corner. There are several early additions which created an L-shaped plan prior to 1922, including a small room on the north with an angled corner bay, and a medium-gabled wing on the south; the additions are compatible in terms of age and materials. The sleeping cabin appears to be the original structure on the lot; its irregular plan can be clearly seen on the 1922 highway map, while the rest of the lot is vacant. It would date from 1918, while the present main cabin was built sometime after 1922.

The first residence permit was issued to W. P. W. Martin of Los Angeles in 1914, but was closed for non-payment. The permit was reissued to Miss G. V. Laughlin of Los Angeles in May 1916, but closed a year and a half later, still without improvements; the 1917 water company map showed the lot as vacant in April of that year. Mrs. Clara Vickers Naftzger assumed ownership in January 1918, and apparently built the first cabin that summer; she paid her first personal property tax on the cabin the following year. She remained the owner until 1981, when the property was transferred to Natalie Pauline Naftzger.

Cabin No. 72 (1923): Cabin No. 72 is a single story building with a rectangular plan. The medium gabled roof overhangs a recessed porch at the northeast corner; the porch has rustic log supports and rails. The cabin has siding of log slabs with the bark left in place; it is arranged horizontally below the line of the window sills, and vertically above to the eave line. The gable ends are shingled, as are the skirts beneath the cabin. Windows are casement; window surrounds and barboards are also bark covered. The building is very similar in character to Cabin No. 71, and may have been constructed by the same builder.

The 1918 residence permit issued to Harry R. Johnson of Los Angeles was canceled in November 1922 for lack of improvements; this is also verified by the empty lot shown on the 1922 map. The permit was transferred to Clarence H. Crawford of Los Angeles in January 1923; the cabin could have been constructed that summer, and was noted on the lot in the 1932 ranger's report. The permit was transferred to Roy E. Naftzger, Jr., of Los Angeles, in 1947.

Cabin No. 73 is non-contributing.

Cabin No. 74 (1941): Situated on a steep slope, the cabin is partially supported by a stone terrace and retaining wall; some enclosed storage is located under the projecting east wing. The original cabin may have been the L-shaped section on the west, with a later wing added on the east to create the present T-shape. The metal roof is a medium/high gable, with exposed rafter ends at the eaves. The building is sheathed in wood shakes, with vertical boarding in the west gable and diagonal boards in the east gable end. A small, shed-roofed porch overlooks the lake on the north.

Fannie Rowan Young, a member of a prominent Los Angeles family, took out her residence permit in November 1940; there was a notation, "to build 6/1/41", which suggests the earlier part of the cabin was completed in the spring of 1941. She retained ownership until 1949, when the permit was transferred to Elizabeth and Leo Devlin, Jr. The cabin is one of the last to be built before the onset of the Second World War and the virtual end of development of the historic district. It cabin continues the rustic architectural theme of its neighbors with its use of wood and stone materials and has a picturesque character appropriate to the rugged site. Although late, the cabin does make a positive contribution to the historic district.

Cabin No. 75 (c. 1929): This 20' x 30' cabin is rectangular in plan with a steep gabled roof and wood shingle exterior. A large deck is on the front of the building, and a shed-roofed, shingled outhouse is at the rear.

The first residence permit was issued to Ruth Sterry of Los Angeles in October 1920, but was canceled for non-payment two years later; it is unlikely the property was improved during this period, and was shown as still vacant on the 1922 map. There is a gap in the records until July 1933, when Arthur Mace of Pasadena became the new owner. There is no indication on his permit of a requirement to build by a certain date, as was the case with other permits issued in the 1930s, so it is possible the cabin was constructed during the 1922-33 period by a previous owner. After Arthur Mace's death, the permit was transferred to Roberta Bennett in 1947.

Cabin No. 76 (1924): This cabin is roughly L-shaped in plan with a steep gable roof. It is of 2" x 4" wood frame construction with several different types of wood siding. Located on a steep slope above the highway, the cabin has enclosed storage underneath, and appears to have grown to its present configuration as a result of two major additions. The original cabin is probably the 15' x 20' southernmost section, with an entrance reached by steps from the east. It has a shed-roofed 9' x 14' porch addition across the front, now enclosed with windows. Part of the wing on the northwest has been built across the original gable end, and further extends the building toward the rear, creating the L-shape; this section may be the new construction noted in Forest Service records in 1941. A small, gabled addition at the rear has milled log cabin siding.

In June 1924 the first residence permit for Lot 76 was issued to Lawrence G. Merritt of Pasadena. The oldest part of the cabin could have been constructed as early as that summer. A major addition appears to have been made during the summer of 1941, roughly doubling the size of the building. The property was transferred to Everett W. Olson in 1965.

Cabin No. 77 (c. 1927): Perched on massive boulders overhanging a sheer cliff, this cabin occupies one of the most spectacular sites in the tract. The plan is irregular, consisting of a central, medium gabled section, with cross-gabled rear wings at each end. The cabin is built on two levels, with the single story section encompassing 606 square feet of space, and an upper story containing 345 square feet on the southwest. Siding is vertical board and batten. Small decks extend the building on several sides. The property also includes a 12' x 15' detached sleeping room.

The construction date of this cabin is uncertain; Forest Service records show a residence permit issued to Fowler Shankland of Los Angeles in September 1936, which would suggest a summer 1937 construction date. However, his residence permit indicated the property was transferred from a previous owner; the name of the earlier owner and residence permit could not be located. The National Register application suggests a 1927 date of

construction; this may be more accurate, as the construction materials are very similar to other cabins built in the tract in the mid-1920s. The National Register application also provided the following information about Fowler Shankland, a "Los Angeles attorney and maternal grandson of Joseph S. Fowler, Republican Senator from Tennessee who cast one of the deciding votes against the impeachment of Andrew Johnson. The cabin remains in the Shankland family today [1983]."

Cabin No. 78 (1941): This small, 19' x 26' cabin stands on a high base of roughly squared fieldstone. It is of wood frame construction with a medium hip roof, minimal eaves, and stained horizontal wood siding. A basement storage area is located under the cabin. The entrance is from a broad stone terrace on the downhill side. Large, multi-paned fixed windows are placed in the north, east, and south elevations. A rustic exterior stone chimney is centered on the south wall. The cabin has a modern appearance in its composition, but is compatible through its small scale, dramatic siting above an intermittent creek, and its considerable use of native stone.

This is the last cabin constructed within the proposed historic district, and conveys some of the character of an alpine warming hut. The appearance is not unlike illustrations in several popular cabin plan books of the 1930s, including those published by Sunset Magazine and various lumber companies; it is, in fact, very close to a design published by the Diamond Match Company. It is highly probable that the cabin's design is adapted or reproduced from standard plans available at the time of its construction. The residence permit was issued to Guy M. Bartlett of Big Bear Lake in August 1941; the permit carried the notation, "to build 6/1/42". The cabin was probably built late in the summer of 1941, as it appears to have been completed by the time the permit was renewed the following year. In addition, the onset of the Second World War brought private construction in the National Forests to a virtual halt. The cabin was transferred to Stewart and Basy M. Carpenter of Los Angeles in December 1945.

Cabin No. 79 (1922): Located on a steep, rocky slope above the highway, Cabin No. 79 is a wood frame, side-gabled structure with vertical board and batten siding. It is similar in appearance to Cabin No. 83, which was built in 1926. The roof is a medium gable, with a shed-roofed lean-to across the rear; the shed-roofed front porch has been enclosed with windows. The area below the cabin is enclosed with board and batten siding. The cabin is reached by a long flight of concrete steps. A water tank is located in the rocks behind the building.

The residence permit was issued to Howard and Blanche Clark of Fullerton in September 1921. The cabin was probably built the following summer. The Clarks retained ownership until 1945, when the property was transferred to Fred and Audrey Knoth.



Lot No. 80 has been canceled by the Forest Service.

[Cabin No. 81 is outside the proposed historic district and is evaluated separately on a standard survey form.]

Cabin No. 82 (1930): The cabin has the appearance of a large, side-gabled bungalow. It is one story at the rear, with a full story under the front porch on the downhill side. A full, shed-roofed porch spans the front of the building; the west end of the porch has been enclosed. A tall, stone chimney is centrally placed on the exterior of the west elevation. The house is sheathed in singles on the upper level, while the lower level is enclosed with vertical board and batten siding. Window surrounds are of milled lumber.

The residence permit was issued to Vaco Kanellos of Los Angeles in July 1930; the cabin could have been constructed as early as that summer, and was definitely built by 1932, according to the ranger's report of that same year. Peter Kanellos was added to the permit in 1947.

Cabin No. 83 (1926): Cabin No. 83 is of wood frame 2" x 4" construction with board and batten exterior sheathing. The side-gabled cabin was originally rectangular in plan, but a small, shed-roofed addition at the rear and a large, shed-roofed addition (possibly a later porch enclosure) at the front have created an irregular plan. The building is located on a moderate slope with the rear at grade and the front elevated about a half-story above the ground; lattice encloses the area under the front. A small walkway connects the front with at-grade access at the rear, wrapping around the east end. Window and door surrounds are of milled lumber.

Mrs. Amy Julius of Pasadena took out her residence permit in June 1926; she also received a conduit permit at the same time to bring water to the lot. It is likely the cabin was constructed that same summer; the 1932 ranger's report verified the presence of the building on the lot at that time. The cabin was transferred to Ben and Jane Allen in 1951.

Cabin No. 84 (1927): This cabin, 656 square feet in size, is roughly rectangular in plan, with a small, cross-gabled original wing projecting slightly at the rear. Construction is 2" x 4" wood frame sheathed with a rounded drop siding. The medium gabled roof has very slight eave overhangs. There is a basement underneath and a large, open deck at the entrance. Alterations appear to be minimal. Also located on the lot are a rock wall, a small shed and a board and batten, single-car garage.

The first residence permit was issued to Antone K. Koulouris of Los Angeles in July 1927. The cabin could have been built as early as that summer; the ranger's report verified it on the lot in 1932. The cabin was transferred from Koulouris' estate in 1957 to Athena Fostinis, Estia Ferlazzo and Marie Foto.

Cabin No. 85 (1937): Although late in construction, this cabin strongly follows the rustic theme of the earliest buildings in the tract. It is 615 square feet in area, and is of 2" x 4" wood frame construction with wood shake exterior. It is side-gabled, with a medium gabled roof and a long extension of the roof at the rear, creating an asymmetrical profile; bargeboards are of split logs. A large, roughly-cut exterior stone chimney is on the west elevation. The front porch is deeply recessed, and is supported by five peeled, vertical logs; the porch railing is also of log construction. There is enclosed storage under the porch. The cabin appears to be largely unaltered.

The residence permit was issued in August 1937 to Mary Burnham Wheeler of Los Angeles, wife of Henry O. Wheeler, who owned adjacent Cabin No. 57. The residence permit included the notation, "to build 10/31/38"; the cabin could have been built in the late summer of 1937 or in the summer of 1938. According to its current owner, the cabin was built as a party and guest house for Cabin 57, and was constructed by Ted Thompson, a local carpenter. It was transferred to William H. Burnham, Jr., in 1940, and to William Malkmus in 1945. Richard N. Fisher has been the present owner since 1976.

Lot No. 96 is vacant.

Lot 390 is vacant.

Cabin No. 446 (1926): The original cabin appears to be a small, clapboard-sided cottage with a medium hip roof. It is wood frame, constructed of 2" x 4"s on 24" centers, and forms the central section of the present cabin. It has a roughly-cut exterior stone chimney on the rear elevation, flanked by diamond-paned casement windows. An early addition has extended the building to the south, and is compatible in character. A 10' x 32' addition on the lake side may be the enclosure of a large porch which once spanned the facade; below this section is an understory enclosed with vertical boards. Across the north end is another addition, 8' x 34', which is built onto a deck cantilevered out over the lakeshore; the profile of the hip roof has been extended northward and squared off as a medium gable. The entire cabin abuts, and partially overhangs, a large, stone boathouse with a flat deck and metal pipe railing on top; two large doors open onto the lake just a few feet above the high

water line. Alterations are generally early, and the use of stained siding in conjunction with local stone create a rustic character in keeping with the historic district.

Although the lot number is out of sequence for the early summer home colony, this cabin is clearly one which was built during the period of primary significance of the historic district. The first residence permit was issued in June 1926 to Dan V. Gladish of Santa Monica; construction of the original cabin could have taken place as early as that summer. The permit was transferred to Estelle Gladish in 1956, and to Richard H. Smith in 1975.

Lot 506, garage: This garage is the remainder of two community garages which were located on Lot 506 in the meadow west of Keystone Point. It is a side-gabled building with sliding doors on the north; siding is vertical board and batten. The age is unknown, but it probably would have been constructed shortly after the completion of highway access in 1925. It is now unused and is located in an area which is fenced off by the Forest Service to protect rare and endangered plants.

Old Carriage Trail: Also of note is a dirt road which runs westward from the vicinity of Keystone Point to Kidd Cove. According to the National Register application, this is a vestige of the 1884 road which ran from the old Bear Valley Dam to the Pine Knot area east of the historic district. Much of this early road traversed the lower slopes and meadow land now inundated by the present reservoir; direct overland access to the colony was cut off when the eastern part of the road was flooded by the rising lake after 1911. After the completion of the new highway, an access road was built into the cabin colony from the south, connecting with the "Old Carriage Trail" in the vicinity of Cabin No. 17. The old road was subsequently used for internal access within the central section of the district.

#### Non-contributing properties:

Cabin No. 9 (1914): The original cabin appears to have been a small, bark-covered, slab-log sided building with a steep gabled roof. The building has been engulfed by a number of modern additions including a board and batten, shed-roofed wing on the north with aluminum frame windows; a shed-roofed wing at the rear with vertical board siding; a new shed-roofed porch with squared posts, plywood and batten solid railing, and an enclosed area below the porch in similar new materials; and a large new sun deck on the south. The building retains very little of its historic character.

The original residence permit was granted to M. C. York of Highland in July 1914. The cabin could have been built as early as that same summer, and was shown on the 1917 water company map.

It was transferred to Bill York in 1943, and again to Lucille Raney in 1956. The cabin has been so substantially altered by incompatible modern additions that it no longer contributes to the character of the historic district.

Cabin No. 12 (1923): This cabin has a rectangular plan and relatively high-pitched medium gable; the gable extends over the front of the building to cover a recessed porch. The building is sheathed with milled horizontal lumber on the sides and rear, but has vertical board and batten siding on the front. The central entrance is flanked by a single window on each side with simple wooden board surrounds. The porch is supported with wooden posts, and has a single board railing. The rear elevation has a back door with a flight of seven wooden steps and a wooden handrail. The roof is composition shingle. The building may have once been sheathed in the same type of vertical board and batten siding that still covers the front; the present V-rustic siding appears to be much later and probably replaced the original materials. No dates are available for this alteration which appears to be relatively modern; the probable rustic character of the original cabin appears to have been substantially compromised by this alteration. No documentation could be produced with regard to the original appearance of the building; in the absence of such documentation, the building has been rated as non-contributing.

The original residential permit was issued to Charles M. Grow of San Bernardino in September 1917. He probably did not build on the lot, and transferred ownership to James E. Barker of Los Angeles in June 1918. The cabin was probably built in 1918 or 1919, and was transferred to Grace F. Barker in August 1923. Subsequent Forest Service records note a change in her name to Grace F. Williams; she retained ownership until 1949.

Cabin No. 14 (1931/c. 1950): Located on a medium sloping site, this side-gabled cabin has its back door at grade, but the front door elevated about five feet above ground; it opens onto a shed-roofed, full length front porch elevated on posts. The cabin is roughly rectangular in plan, resting on a relatively new concrete perimeter foundation. The medium gable roof has shallow eaves; a small gabled wing projects from the northwest wall. Siding is broad V-rustic milled lumber. Windows appear to be stock fixtures. Although dated "1931" in the National Register application, the building has the attributes of much more modern construction, and may have been re-sided or extensively remodeled in recent years.

This is not the original cabin to occupy the lot. The first was built in 1914 by R. W. Hamlin of Glendora; a second cabin was added by 1922, as two cabins were shown on the highway right-of-way map issued that year. The residence permit file was closed in January 1930, and a new permit was not issued until August

1931; this one-and-a-half year gap suggests the original buildings may have been removed prior to 1930. The new permit was issued to O. A. and Helga Doblough of Los Angeles, and transferred to Millie Standard in April 1934. The Doblough's cabin could have been built as early as 1931, although the building on the site now appears to be much later. The architectural character and materials suggest an extensive remodeling or replacement by a new building well after 1931; a circa 1950 date would not be at all unlikely. Forest Service and county records were inconclusive regarding the age of the present cabin. Since it does not fit the rustic character of the tract, and is modern in appearance, probably having been constructed or substantially remodeled well after the district's period of significance, the building has been evaluated as a non-contributing structure.

Cabin No. 34 (1940) This one and one-half story building was originally a small rectangular or L-shaped cabin sheathed in a milled "log cabin shiplap" siding; later additions make it difficult to discern the exact shape of the original, which appears to make up the central part of the present building. It has a later 10' addition on the east, in place before 1951, and a small, flat-roofed addition with channel rustic siding on the northwest. A gabled wing was added on the front, then later expanded in 1966 to add a bathroom, giving the front wing an asymmetrical roof pitch. The most pronounced design feature is the large wall dormer facing the lake, which is also part of a later addition. A stone fireplace chimney is located on the exterior wall of the original section, just left of the front door. Windows have been replaced with new aluminum sash sliders. The building has been so substantially altered with post-1940 additions that it cannot be considered a contributor to the historic district.

Lot 34 was originally occupied by a cabin built about 1913 by L. S. Emerson of Palliser (Victorville). The lot apparently became vacant at the end of the 1930s, as a new permit was issued to Louis and Betty Aurin of Los Angeles with a notation, "to build, Oct. 31, 1940", which apparently refers to the construction of the present building. The cabin remained in Betty Aurin's ownership until until 1963.

Cabin No. 55 (1912): This cabin has been so substantially remodeled that it is difficult to recognize it as an early building. The present appearance probably dates from an extensive 1949 remodeling. The main part of the building has a low gabled roof with exposed rafter ends in the wide eave overhangs; a recessed porch spans the north side overlooking the lake. The area under the porch is enclosed for storage with horizontal boards. Siding is a type of milled board which is slightly rounded to give the appearance of log slabs, known as "log cabin shiplap"; the siding appears to have been recently

sandblasted. The cabin sits on a high concrete block foundation. It is L-shaped in plan, and has a small, gabled addition on the east, and has several new exterior stairways and a large, new deck. Two detached sleeping cabins are also on the lot, sheathed in siding similar to the main cabin. A one-car garage with a medium gable roof and exterior shake siding is also on the lot.

Cabin No. 55, along with the cabin complex on Treasure Island [No. 58] and Cabin No. 63, is one of the oldest cabins in the tract, but has been so substantially altered it appears to be a relatively new building. The residence permit was issued to Dalton V. Garstin of Redlands in December 1911, along with a conduit permit to bring water to the lot. The cabin could have been built as early as the summer of 1912, and the old term permit card notes, "cabin constructed by George Dexter". Although the lot was on the hillside, Garstin was aware that it would become a shore line lot as soon as the new dam, owned by his family's water company, raised the level of the lake. This early lot was also one of the largest in the tract, laid out at one-half acre. Two buildings were on the lot in 1917, as verified by the water company's map, and two more had been added by 1932, according to the ranger's report of that year. The property remained in the Garstin family's ownership until August 1949, when it was transferred to Graham L. Sterling, Jr.; the major remodeling probably occurred about that time under the new ownership. The building has been so substantially altered that it no longer contributes to the character of the historic district; even the county assessor mistakenly appraised it as a four-year old building when it was reassessed in 1952.

Cabin No. 73 (1920): Located on a steep slope, the building is wedged in between two large pine trees. The original cabin is a small, medium gabled, one-and-one-half story building with board and batten siding. It is supported on posts with lath enclosing the underside. A 5' x 15' rear addition was constructed before 1951. A new, shed-roofed porch spans the front of the cabin with a large, new room below. This addition is sheathed in vertically-grooved plywood siding, and has large, sliding windows facing the view. Viewed from below, the addition overwhelms the earlier part of the cabin, presenting a modern appearance which detracts from the rustic character of the district.

E. M. Robb of Los Angeles received his residence permit in July 1920, and could have constructed the small, original cabin as early as that summer. The property was transferred to C. O. Johnson of Los Angeles in 1929; it remained in the Johnson family until the 1950s.

#### Vacant lots:

Lot No. 24: This vacant lot is the site of a 1920s cabin built by Dr. R. B. Lichtenwalter of Long Beach. Forest Service records

indicate the cabin burned June 28, 1951.

Cabin No. 31 was one of the earliest cabins, having been built in 1913 or 1914 by Clyde L. Nickle of Glendora. The permit was terminated in 1972, and the lot is now vacant.

Lot No. 40 is the site of a cabin built about 1935 by Pearl Stallings of Los Angeles. The building was apparently still in existence in 1971; the lot is now vacant.

Cabin No. 42 was built about 1919 by G. R. Calkins of Montebello; it appears to have been in existence as late as 1952. The lot is currently vacant.

Lot No. 50 was first acquired by Jean R. Irvine of Venice in September 1916. The cabin may have been built the following year and was shown on the 1922 highway map. The lot is now vacant.

Lot No. 96: This lot was developed late; the first recorded residence permit was issued to Nellie Soules of Los Angeles in 1938 and transferred unimproved to H. V. Hewson of Inglewood in 1940, who built a cabin in 1941. The cabin went through several subsequent transfers, and the Forest Service recorded the lot as vacant in December 1952. It remains vacant at this time.

Lot No. 390: This later infill lot may have never been developed. It is shown as vacant on the water company's c. 1944 ownership map, and is absent from county assessor's records; Forest Service records note the lot as vacant on September 1, 1950.

The following lots have been canceled by the Forest Service:

Lot No. 49 was acquired by Miss Elvira Larson in 1916, who held it until 1921. The 1922 highway map showed the lot was vacant that year; Forest Service records note the lot was vacant in 1938, and was removed from the Forest Service roster in September of that year.

Lot No. 70 was acquired by P. E. Letchworth, Jr., from 1917 to 1925. No cabin remains; the lot has now been canceled by the Forest Service and no longer exists.

Lot No. 80 was canceled by the Forest Service and no longer exists.

**Boundaries:** Boundaries of the proposed historic district encompass an area of approximately 35 acres on the southwest shore of Big Bear Lake between the Bear Valley Dam and Fisher Cove. The district lies entirely within the south half of Section 22, T. 2

N., R. 1 W., San Bernardino Base Line and Meridian. Boundaries are shown on the attached San Bernardino County Assessor's Maps 306-22 and 306-23, and are generally described as follows:

Beginning at the southeast corner of Section 22, the boundary proceeds west along the section line to its intersection with Highway 18, then turns northwest following the northern edge of the highway right-of-way to its intersection with Lot 13, then turns west along the southern edge of Lot 13, then northerly along the western edge of Lot 13 to its intersection with the northern edge of the highway right of way, then northwest along the northern edge of the highway right-of-way to its intersection with Lot 24, then northwest along the southwestern edge of Lot 24, then northeast along the northwestern edge of Lot 24 to its intersection with the eastern edge of the highway right of way, then northwest along the eastern edge of the highway right-of-way to its intersection with Lot 78, then westerly along the southern edge of Lot 78, then northerly along the western edge of Lot 78, then easterly along the northern edge of Lot 78 to the eastern edge of the highway right of way, then northwesterly along the eastern edge of the highway right-of-way to its intersection with Lot 79, then southerly along the eastern edge of Lot 79, then westerly along the southern edge of Lot 79 to its intersection in a common corner with Lot 76, then westerly along the southern edge of Lot 76, then northerly along the western edge of Lot 76 to its intersection with the northern edge of the highway right of way, then westerly and north along the northern edge of the highway right-of-way to its intersection with the southern edge of Lot 66, then westerly along the southern edge of Lot 66 to a common corner with Lots 67 and 69, then southerly along the eastern edge of Lot 69, then westerly along the southern edge of Lot 69 to a common corner with Lot 68, then northwesterly along the southwestern edge of Lot 68, then northeasterly along the northwestern edge of Lot 68 to its intersection with the northern edge of the highway right of way, then northwesterly along the northern edge of the highway right-of-way to its intersection with Lot 72, then westerly along the southern edge of Lot 72, then northerly along the western edge of Lot 72, then easterly along the northern edge of Lot 72 to the eastern edge of the highway right of way, then turning northerly at a right angle along a line projected to meet the high-water limit of Big Bear Lake, then eastward along the high water limit of the shoreline to the northern edge of Lot 64, projecting in a straight line tangential to the northern edge of the high water limit of the shoreline of Treasure Island, following the Island shore line around the north and east sides of the island, then southeasterly along a line drawn tangential from the easternmost point on the island to its intersection with a point of land northeast of Lot 56, then south and east along the high water limit of the shoreline to its intersection with the Section line separating Sections 22 and 23 at Fisher Cove, then south along that Section Line to the point of beginning.

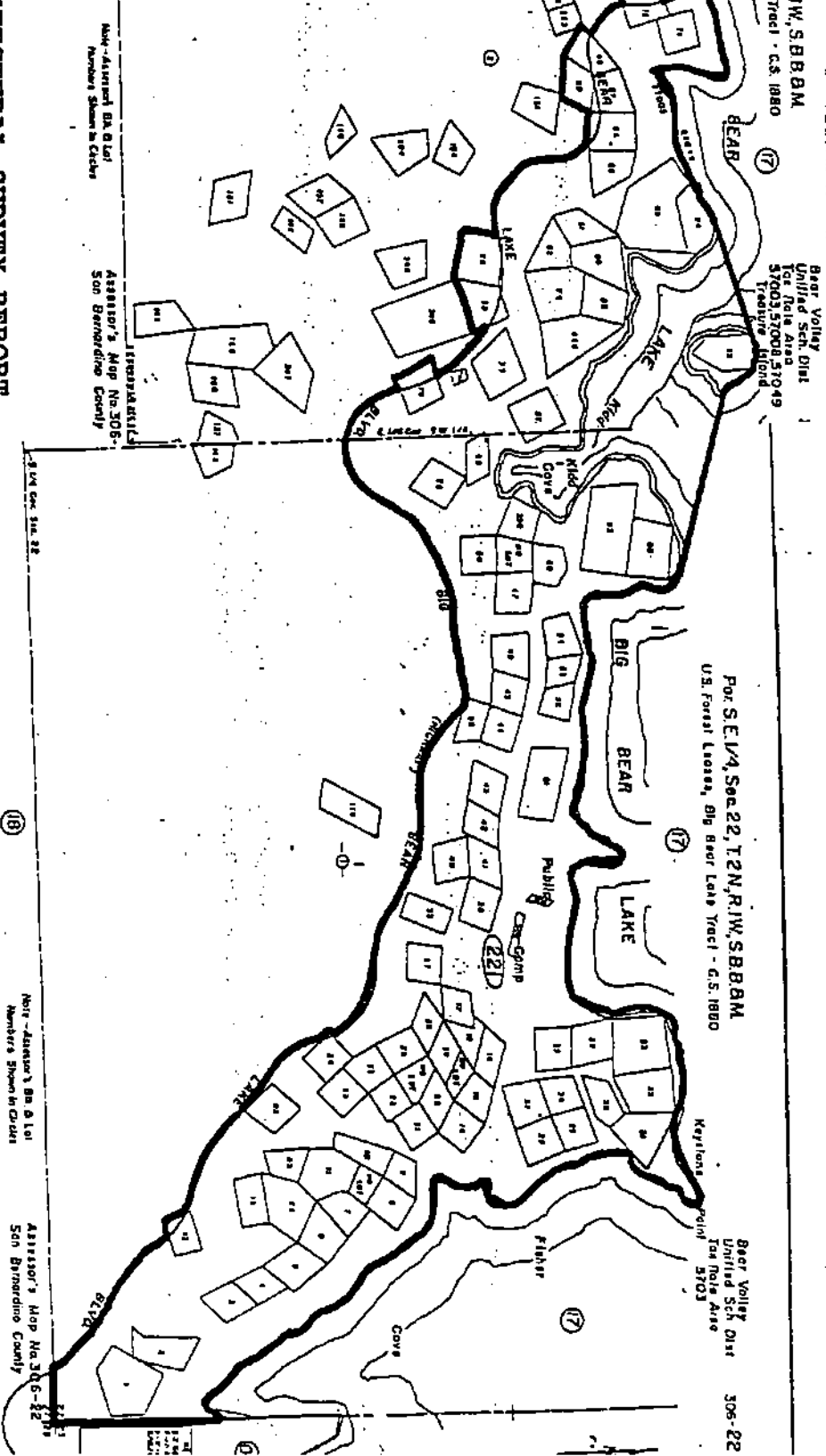
Boundary Justification: This boundary encompasses all of the



original, contiguous lots that were included in the initial survey of the Big Bear Tract on the southern shore of the lake [Lots 1-79 and 82-85], and now form the present southwest shore colony; also included are infill lots 390 and 446. Lot 81 is located about 500' west of the nearest cabin within the district and has been excluded because of its distance, and because it is separated by several lots associated with later development subsequent to the completion of the Big Bear Tract. The cabins lie between the present dam and Fisher Cove; almost all are located on the north side of the highway. Where the highway right-of-way cuts across a lot boundary, that lot has been included in its entirety within the historic district boundaries; therefore, the cabins on Lots 69, 76 and 79 are actually located on portions of their lots which lie south of the highway.

**Boundary Adjustment:** Cabins 69, 76 and 79 were not included in the 1983 National Register application because of their locations above the highway, but are included here because they are part of the original tract and were built prior to the construction of the road which now separates them from the cabin colony below the highway. Also, the Dam Keeper' house, which was included in the National Register historic district application, has not been included in this submission; it does not directly represent the historical or architectural themes which distinguish the cabin colony. It is historically related to the first Bear Valley Dam and has been determined eligible for National Register listing in conjunction with that structure.

**District Maps:** The following historic district boundary maps are taken from San Bernardino County Assessor's Maps 306-22 and 306-23. Lot lines shown on the map are legal boundaries recorded during Forest Service surveys of the Big Bear Tract, 1915-21, with subsequent additions and deletions.



W, SBBBM  
Tract - C.S. 1880

Bear Valley  
Unified Sch. Dist.  
Taxable Area  
57003, 57008, 57049  
Treasure Island

For SE 1/4, Sec 22, T2N, R1W, SBBBM  
U.S. Forest Lenses, Big Bear Lake Tract - C.S. 1880

Bear Valley  
Unified Sch. Dist.  
Taxable Area  
5703

Note - Assessor's Map No. 306-  
Numbers Shown in Circles

Assessor's Map No. 306-  
San Bernardino County

Note - Assessor's Map No. 306-82  
Numbers Shown in Circles

Assessor's Map No. 306-82  
San Bernardino County

**STRUCTURAL SURVEY REPORT**  
**SEE REPLACEMENT PROJECT**  
**SAN BERNARDINO COUNTY**

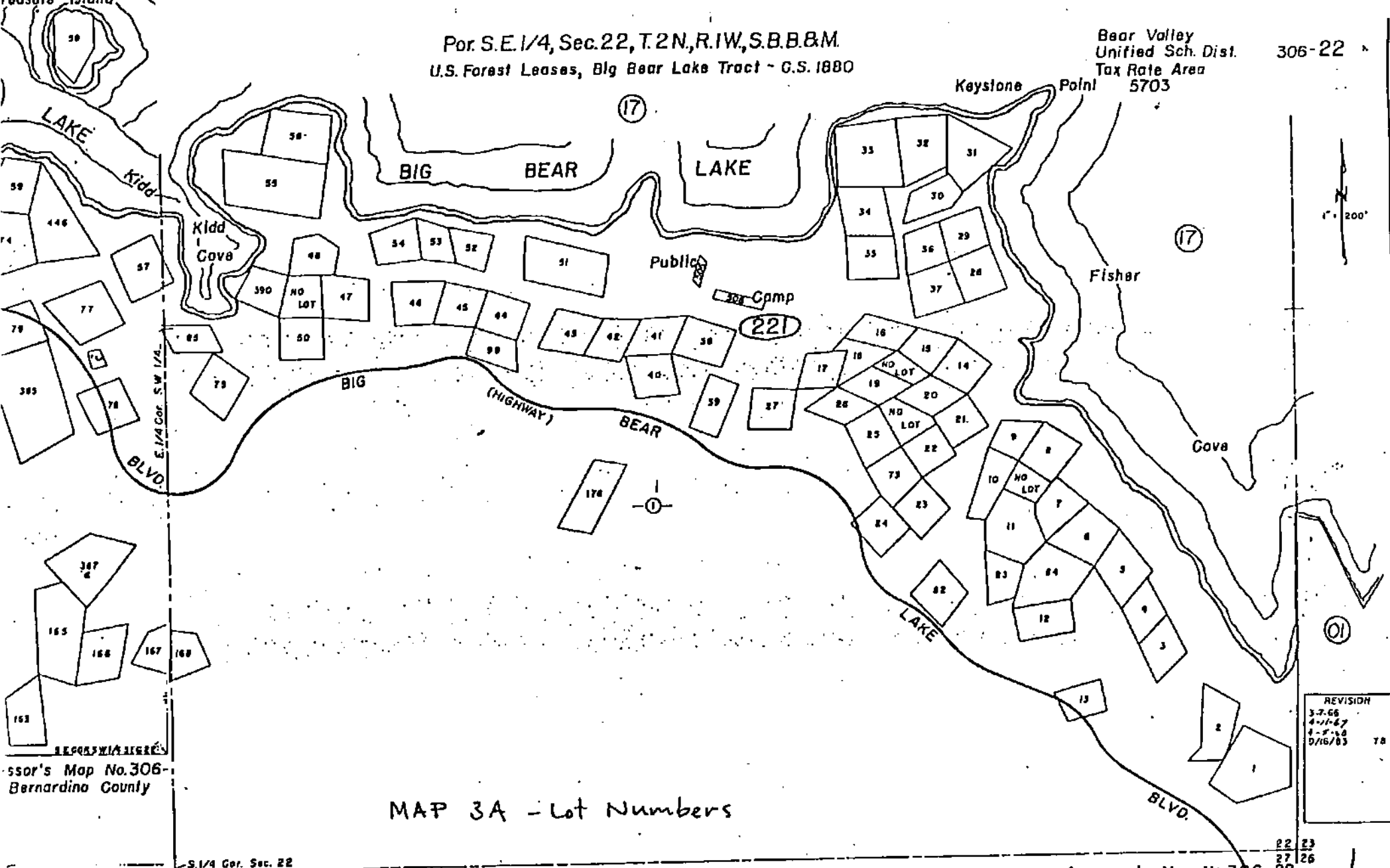
M. 44.4 -- 08-227000

West Shore Historic  
Boundary Map

Bear Valley  
 Unified Sch. Dist.  
 Tax Rate Area  
 306-22  
 5703

Por. S.E. 1/4, Sec. 22, T. 2N., R. 1W., S.B.B.M.  
 U.S. Forest Leases, Big Bear Lake Tract - G.S. 1880

Bear Valley  
 Unified Sch. Dist. 306-22  
 Tax Rate Area  
 5703



Assessor's Map No. 306-  
 Bernardino County

MAP 3A - Lot Numbers

REVISOR	
3-7-66	
4-11-67	
4-5-70	
9/16/83	78

S. 1/4 Cor. Sec. 22

(18)

Note - Assessor's Blk. & Lot  
 Numbers Shown in Circles

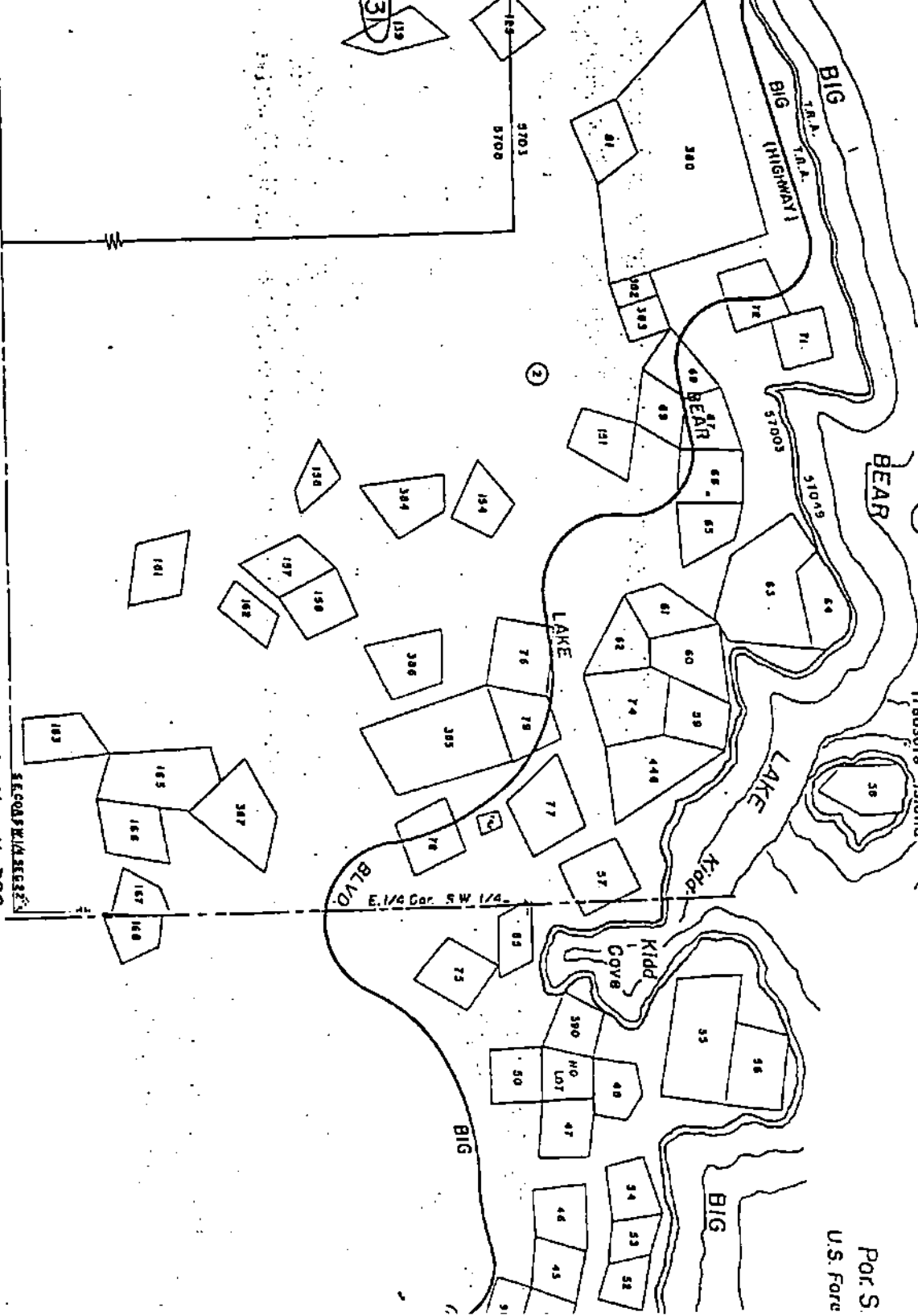
Assessor's Map No. 306-22  
 San Bernardino County

22 23  
 27 26

W 1/2, Sec. 22, T. 2N, R. 1W, S. B.B. & M.  
Forest Leases, Big Bear Lake Tract - C.S. 1880

Bear Valley  
Unified Sch. Dist.  
Tax Rate Area  
57003, 57008, 57049  
Treasure Island

Por. S.  
U.S. Fore



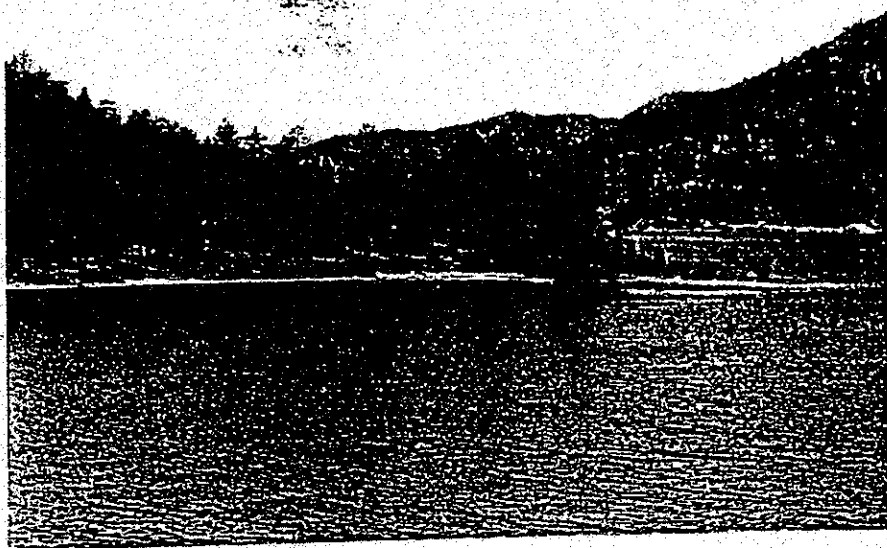
Note - Assessor's Blk. & Lot  
Numbers Shown in Circles

Assessor's Map No. 306-  
San Bernardino County

MAP 3A - Lot Numbers

7/14 March 1950

**Photographs:** Photographs were taken in January, April, May, October and November of 1987; photos not taken in 1987 are noted with the correct year. The area was field checked on August 24, 1989 to record any significant changes which occurred subsequent to the original photography; Cabins 33 and 63 were photographed at that time to show renovation work in progress. All photos were taken by Aaron Gallup, Office of Environmental Analysis, California Department of Transportation, Sacramento.



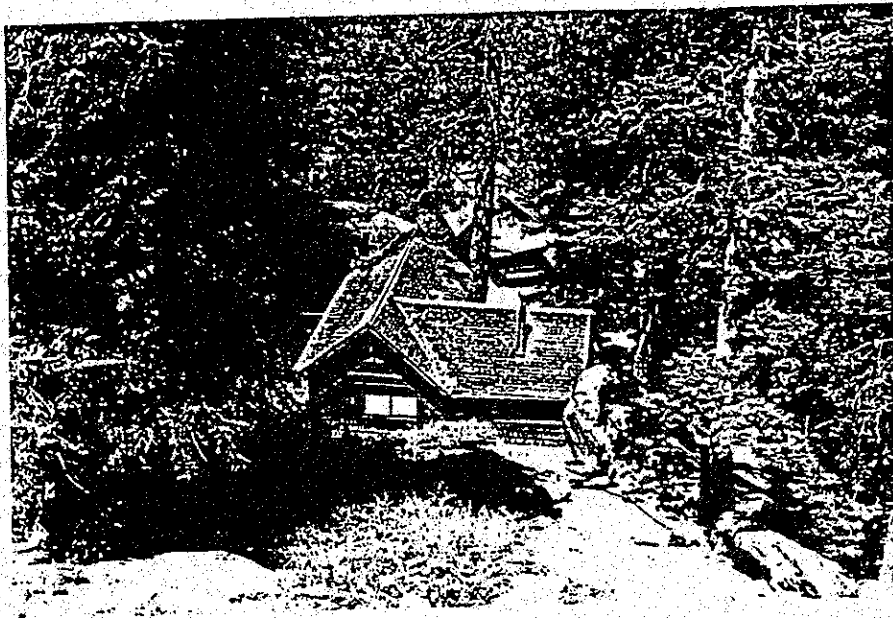
View of historic district looking west  
across Fisher Cove to Keystone Point



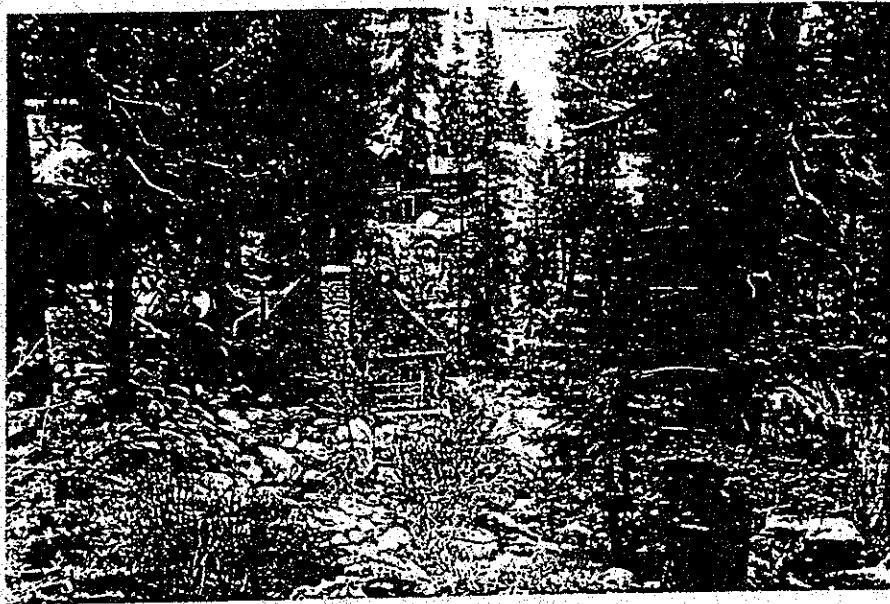
View along shore line looking south toward Cabins 53 and 54



View looking southwest at Cabins 85, 77 and 57, Kidd Cove



View looking northeast from highway  
at Cabins 26 (foreground) and 19

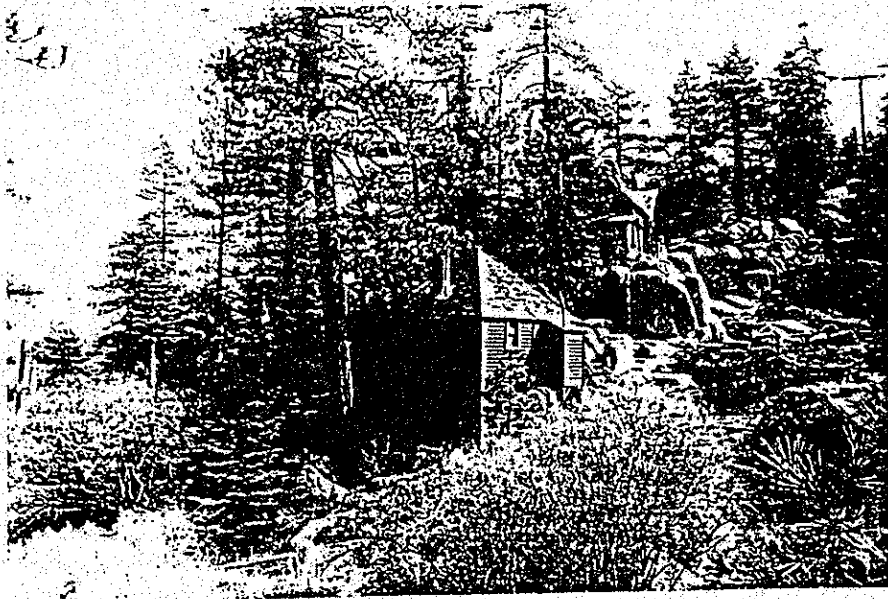


View looking north at Cabins 78 (foreground) and 57,  
Kidd Creek area

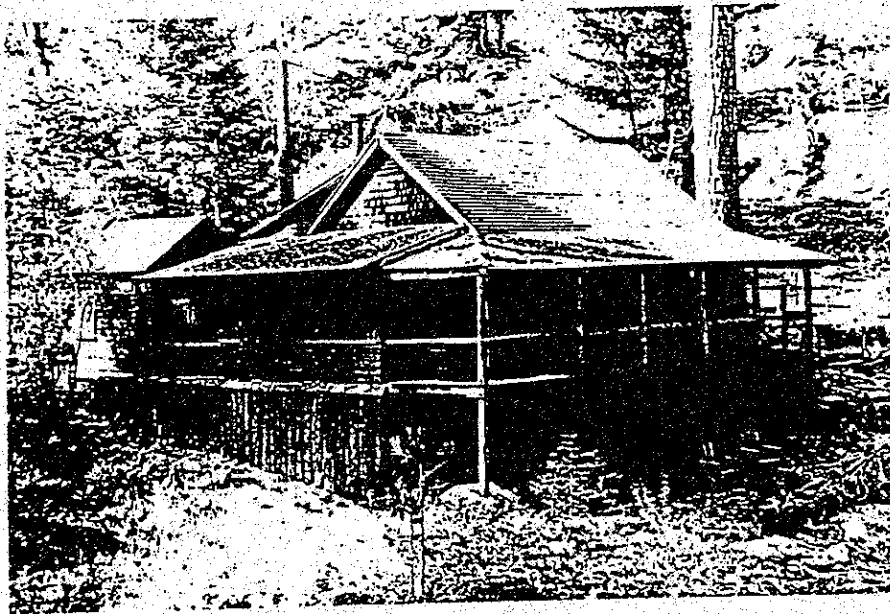


View looking east from highway toward  
Cabins 66 (background), 67 and 68

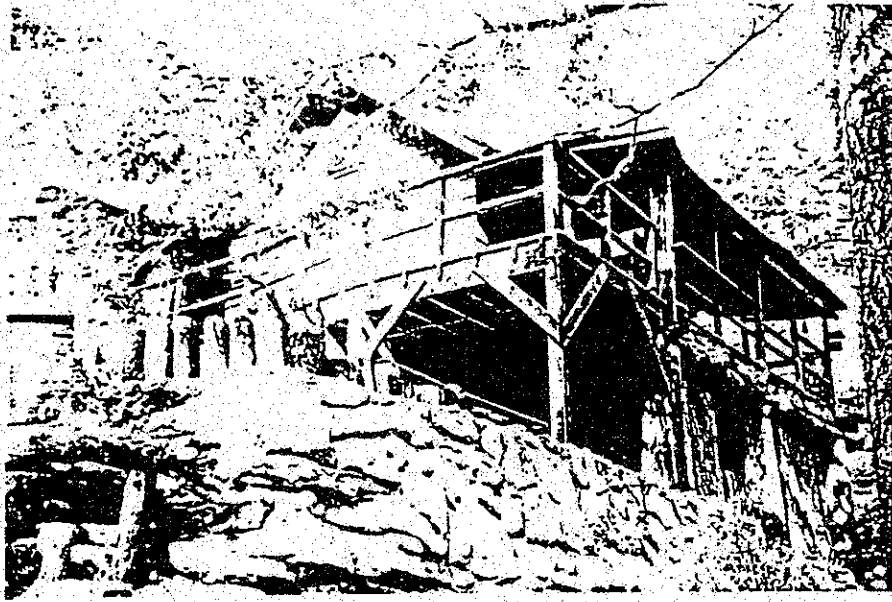




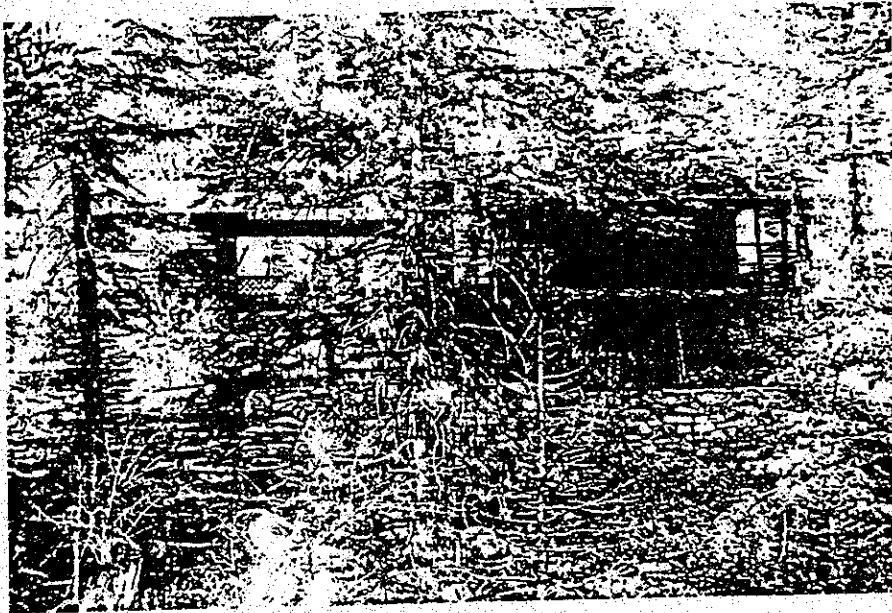
View of western part of district looking east  
at Cabins 61 (foreground) and 62



Cabin No. 1



Cabin No. 2



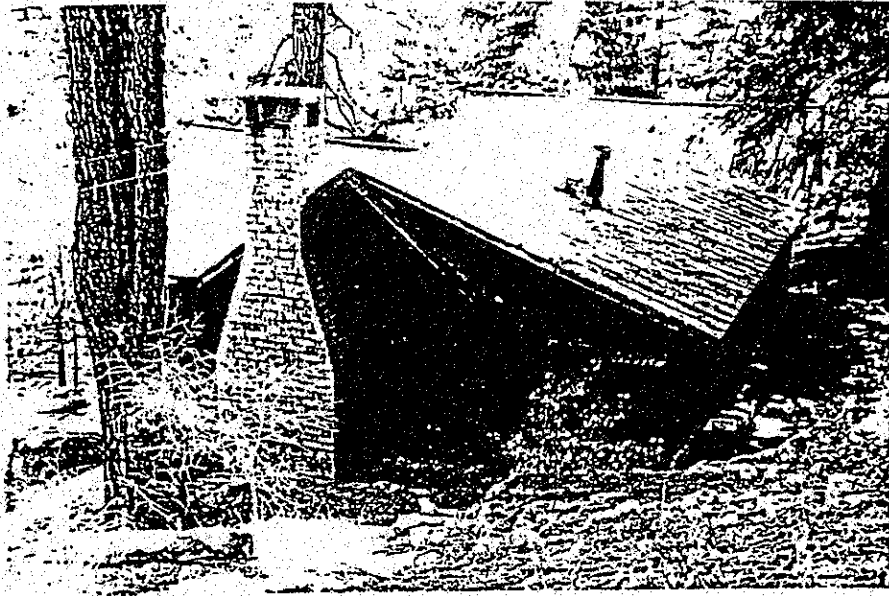
Cabin No. 2 with sleeping cabin shown at left



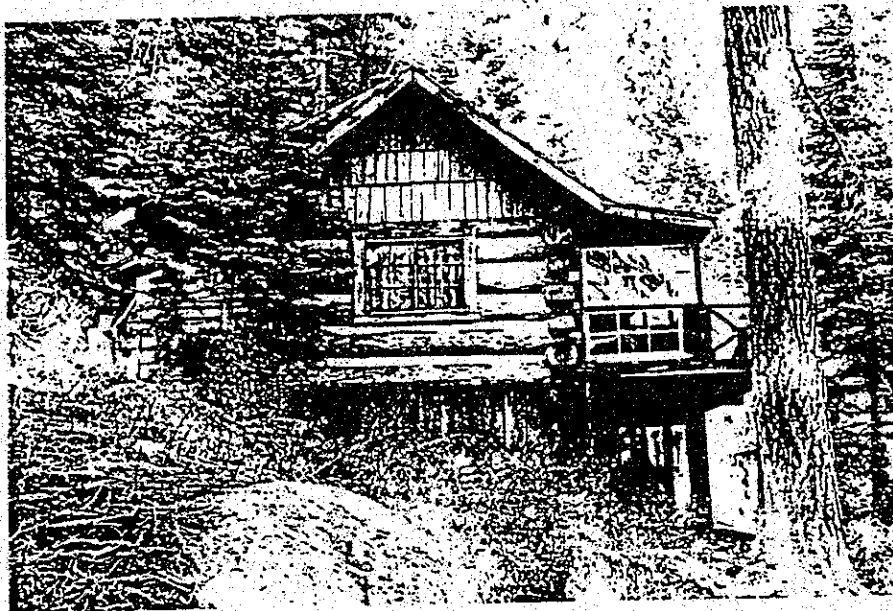
Cabin No. 3



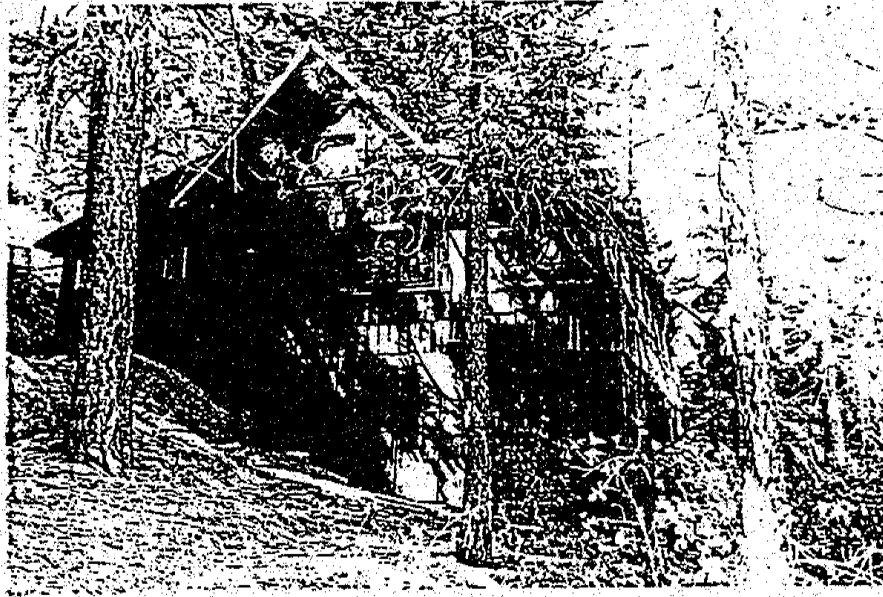
Cabin No. 4



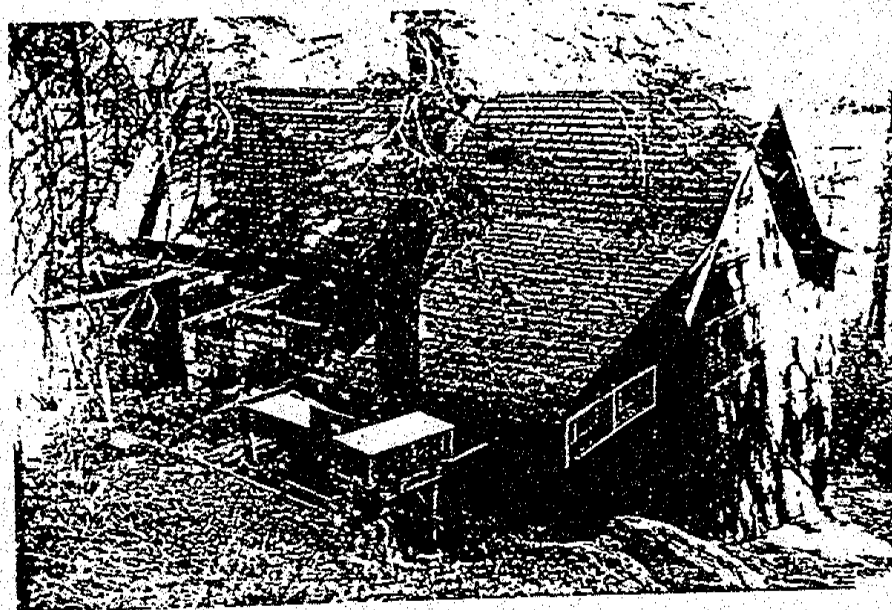
Cabin No. 4, view of original cabin showing addition



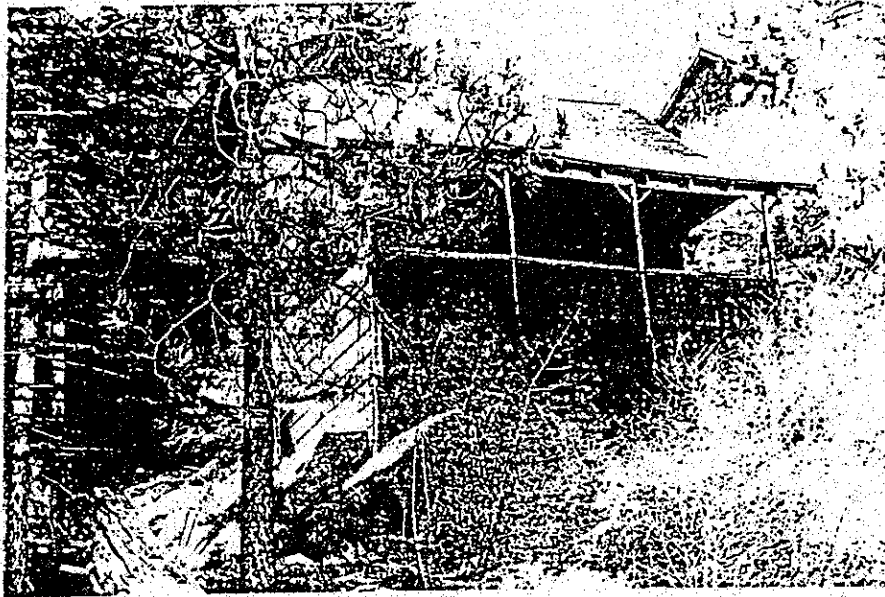
Cabin No. 5



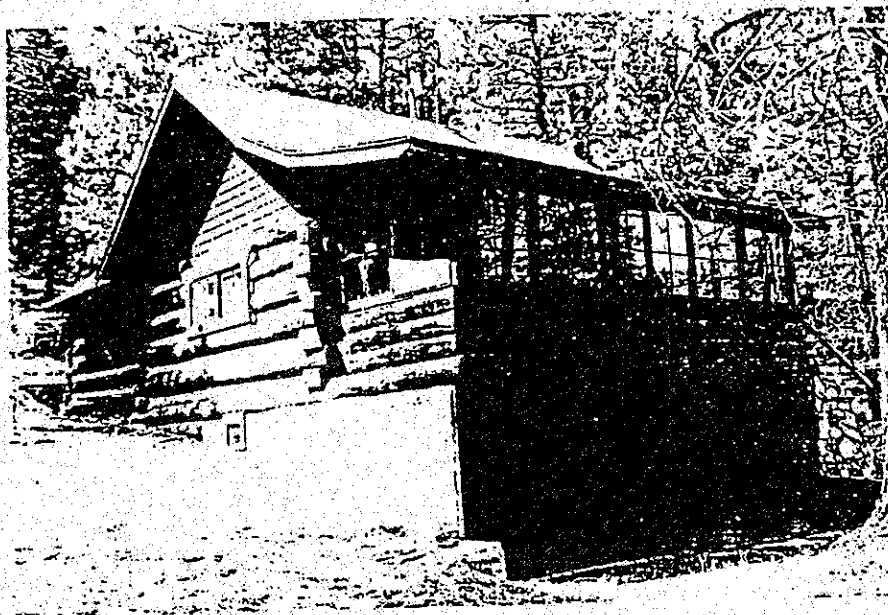
Cabin No. 6



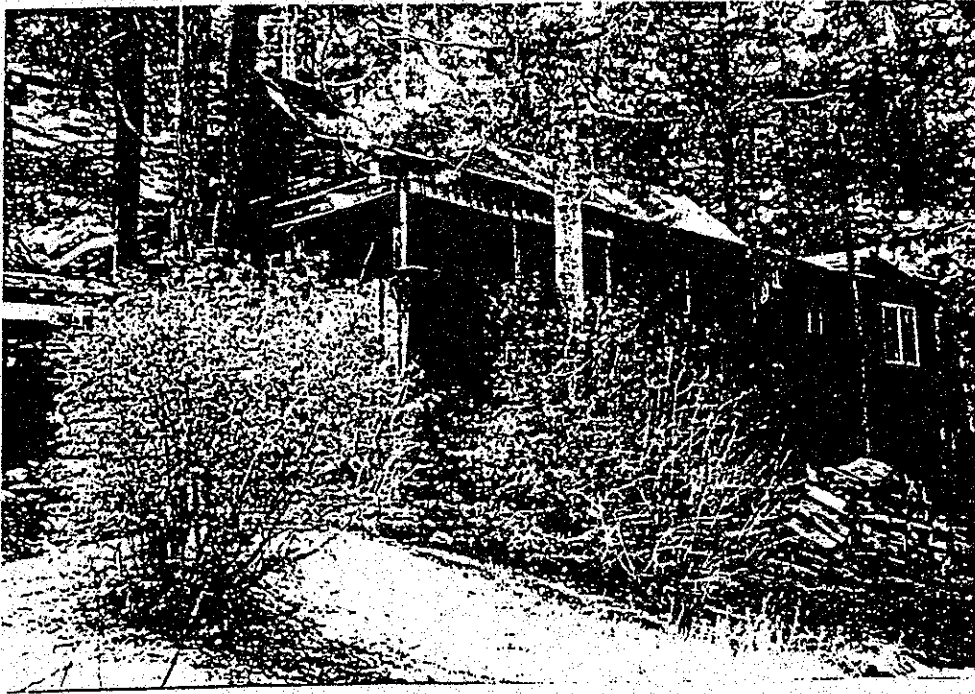
Cabin No. 6, rear view showing original cabin at left



Cabin No. 7



Cabin No. 8



Cabin No. 9



Cabin No. 10

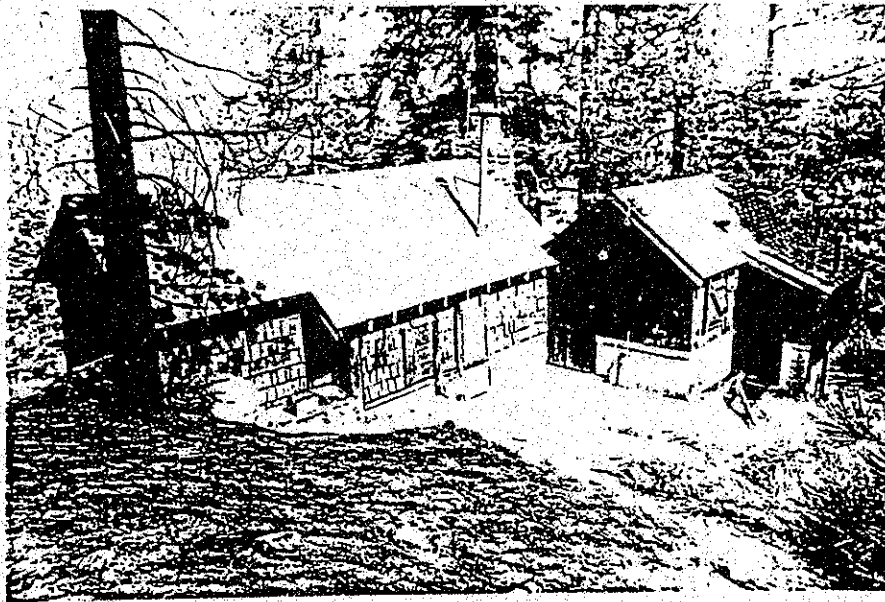


Cabin No. 10, rear view

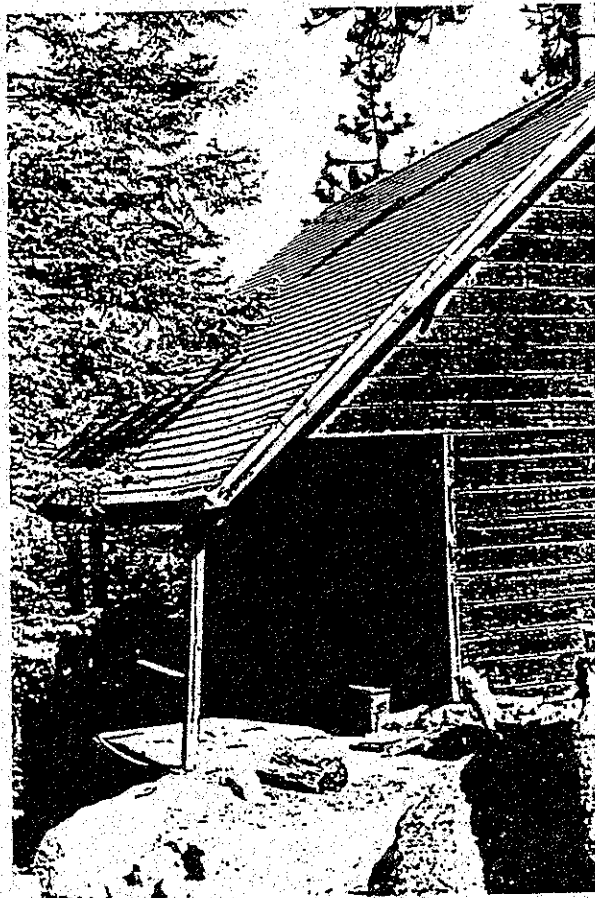


Cabin No. 11

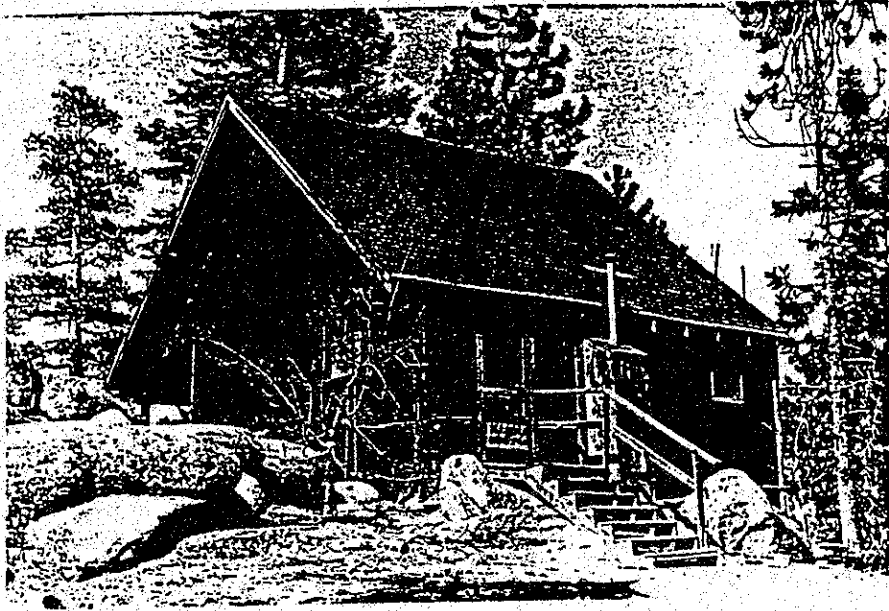




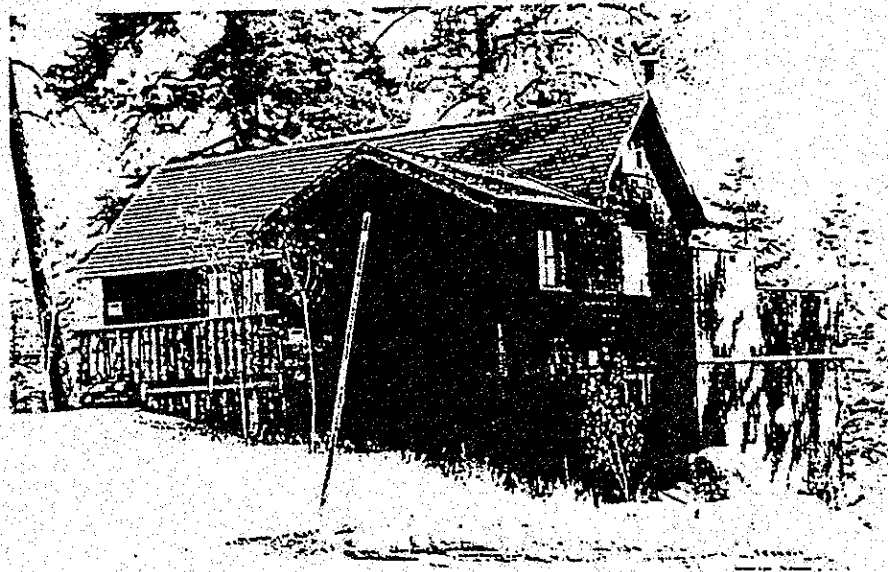
Cabin No. 11, rear view showing sleeping cabin



Cabin No. 12



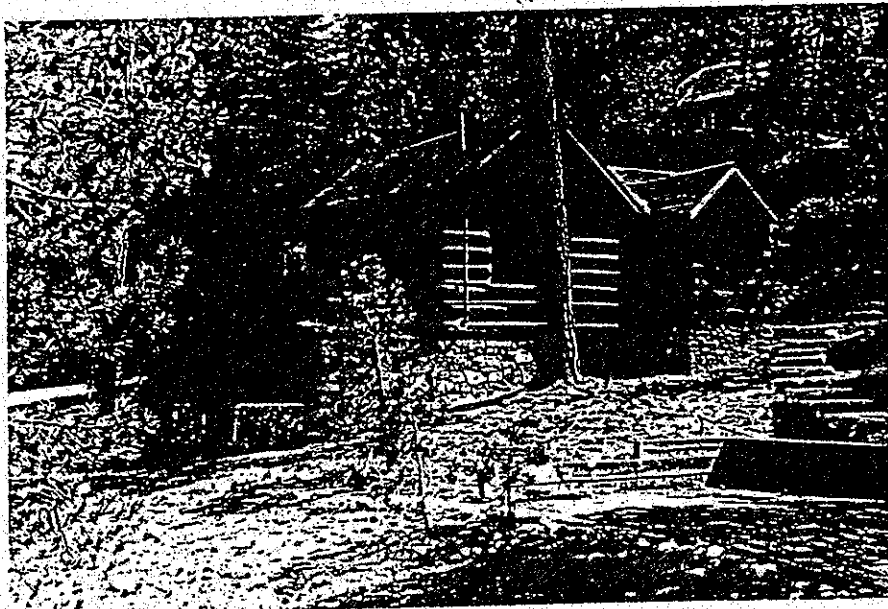
Cabin No. 12, rear view



Cabin No. 13



Cabin No. 14



Cabin No. 15



Cabin No. 15, showing sleeping cabins at right



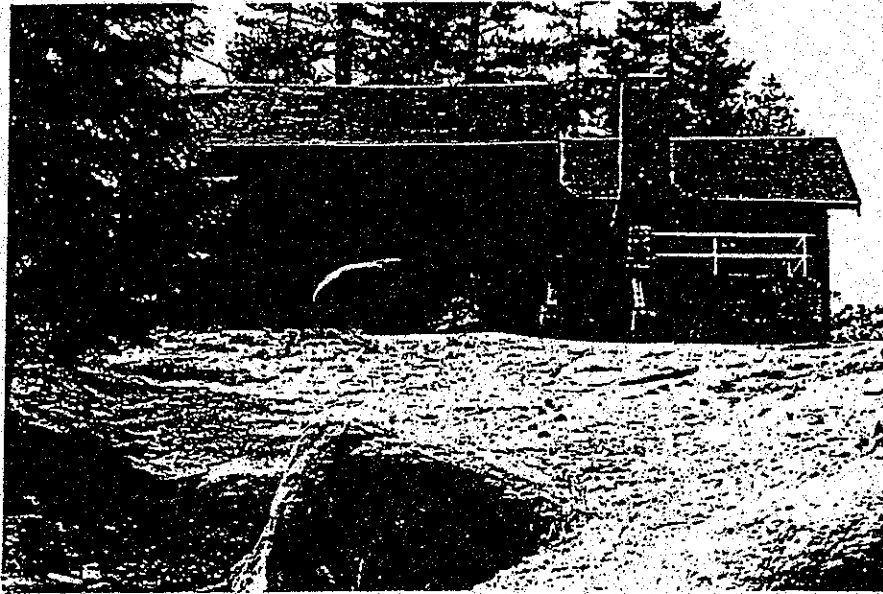
Cabin No. 16



Cabin No. 17, with Cabin No. 18 at left

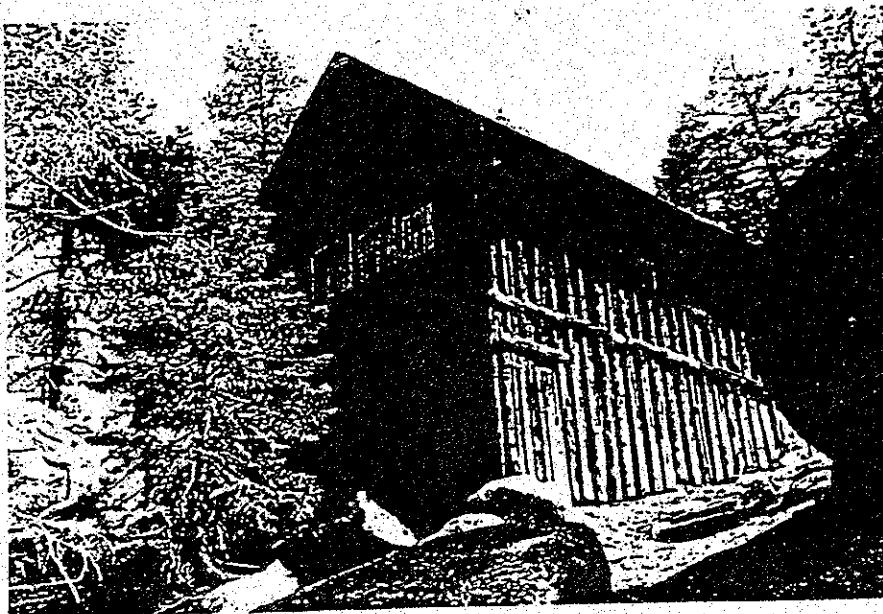


Cabin No. 18



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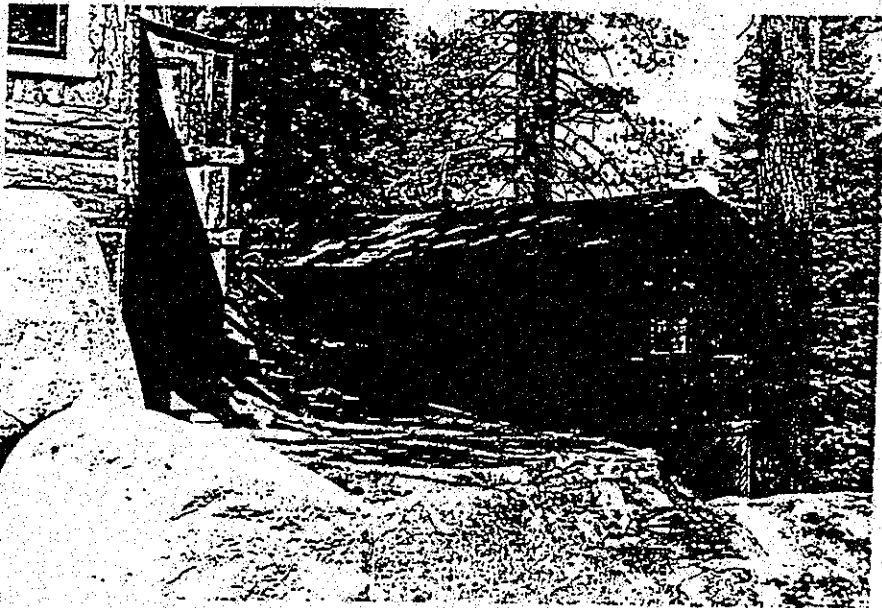
Cabin No. 19, view from east



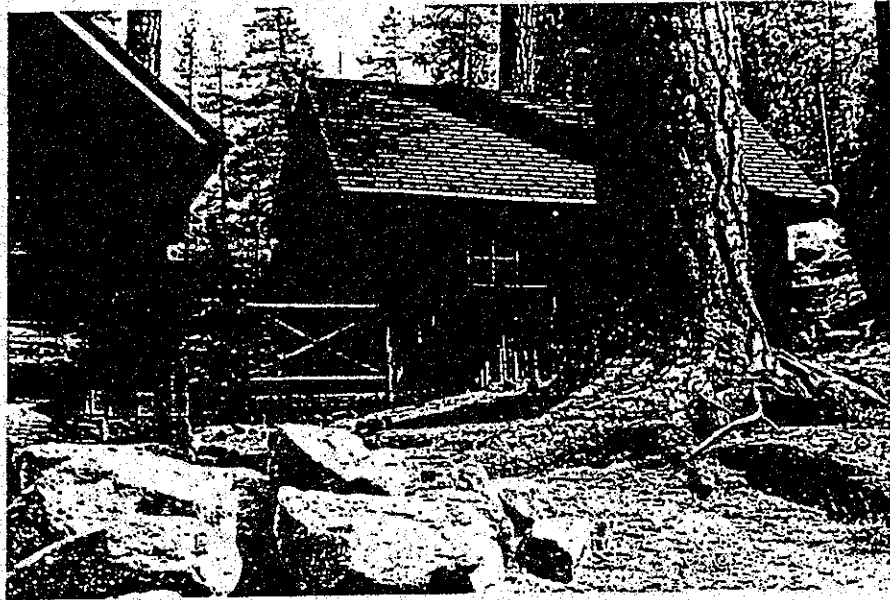
Cabin No. 19, view from northwest



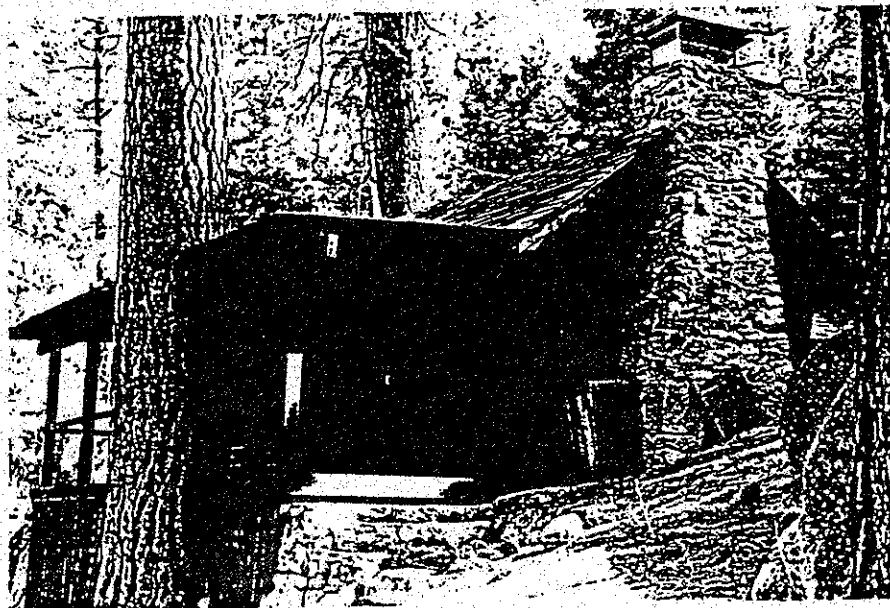
Cabin No. 20



Cabin No. 20, sleeping cabin at rear

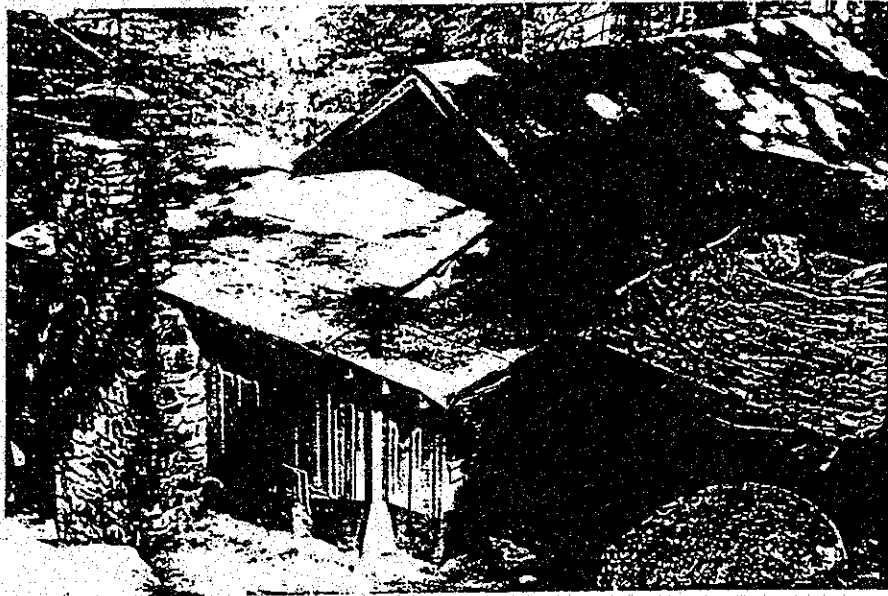


Cabin No. 22, sleeping cabin at rear

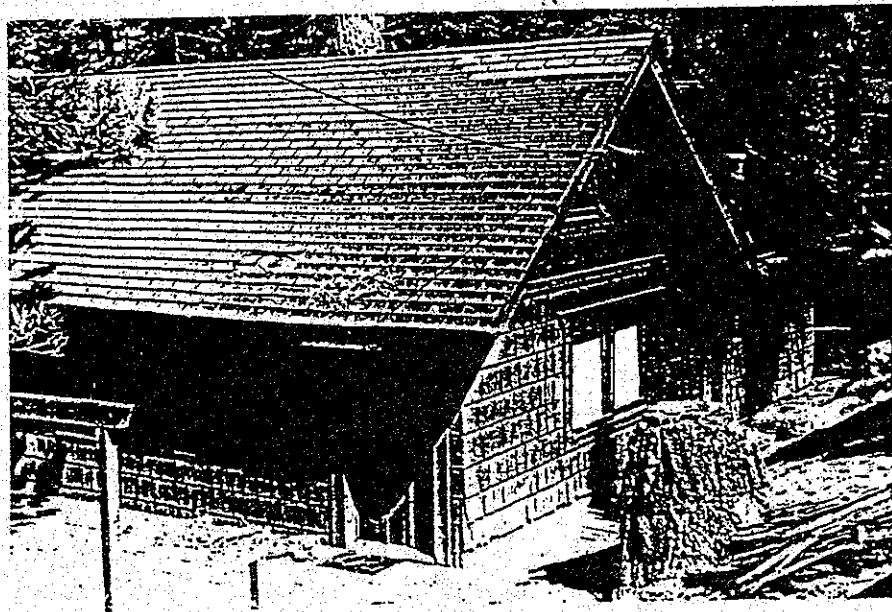


Cabin No. 23

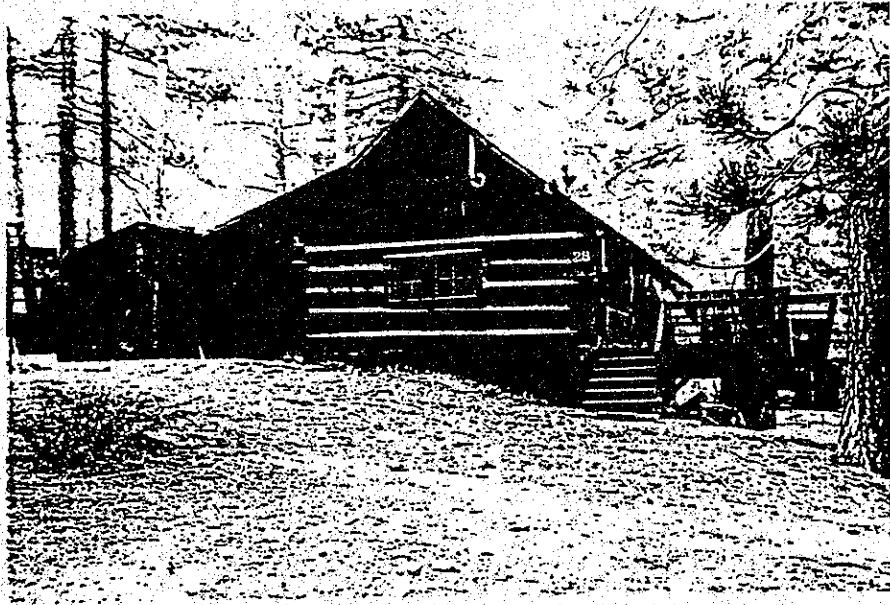




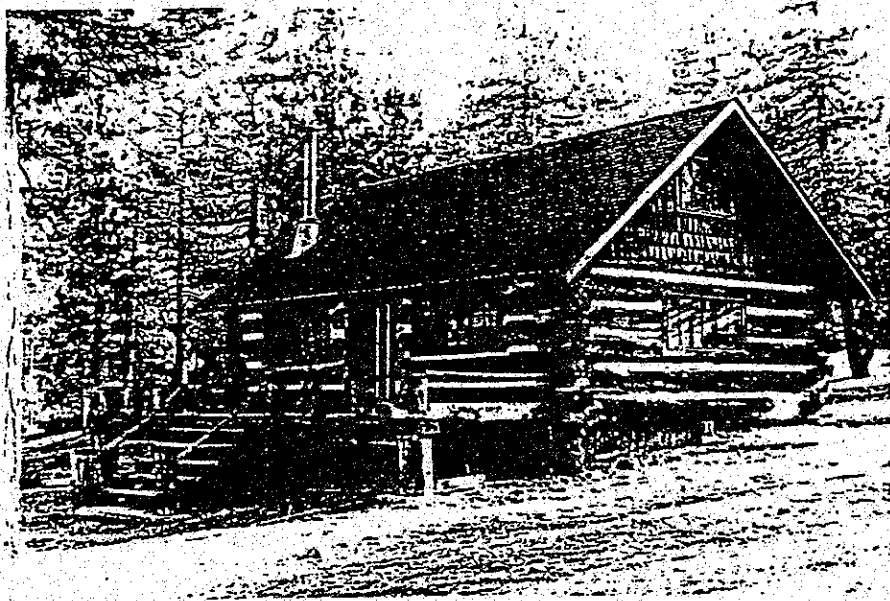
Cabin No. 25



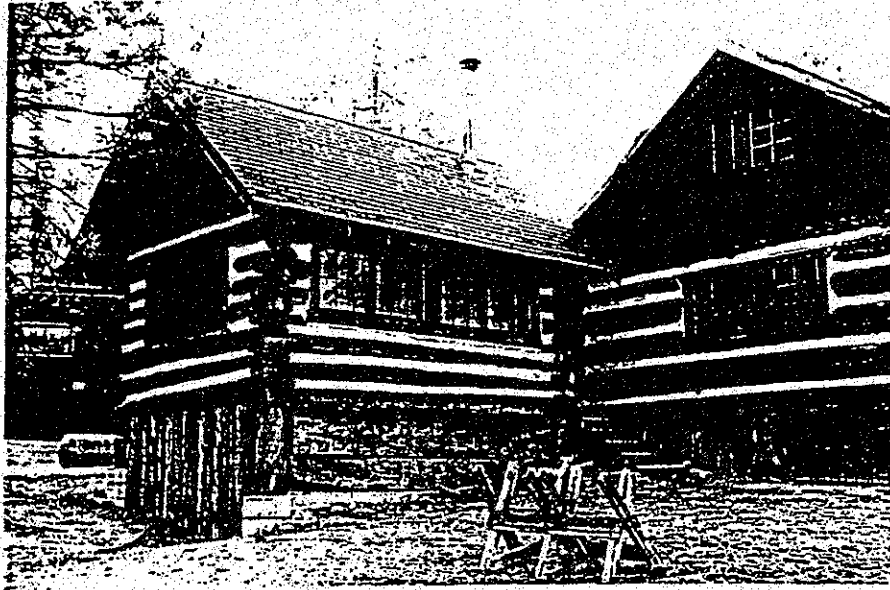
Cabin No. 26



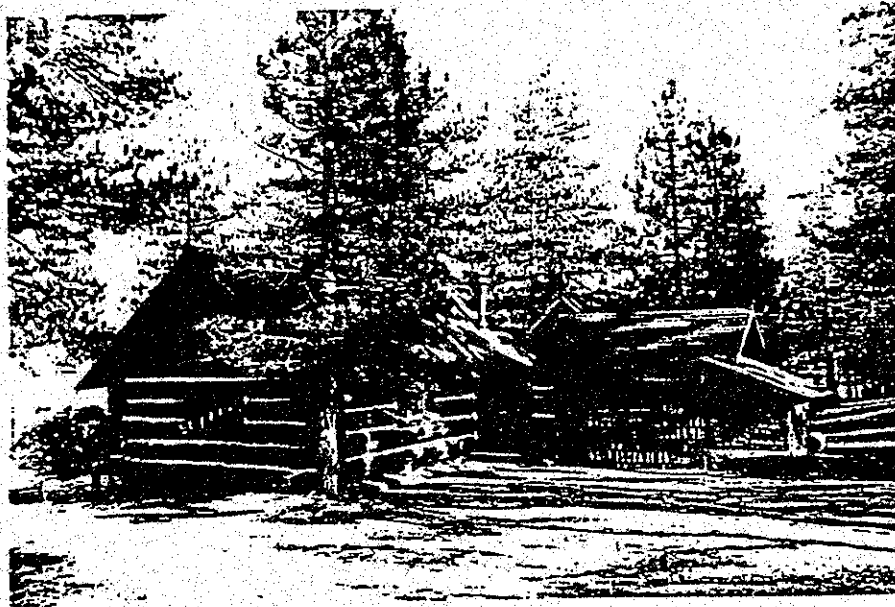
Cabin No. 28



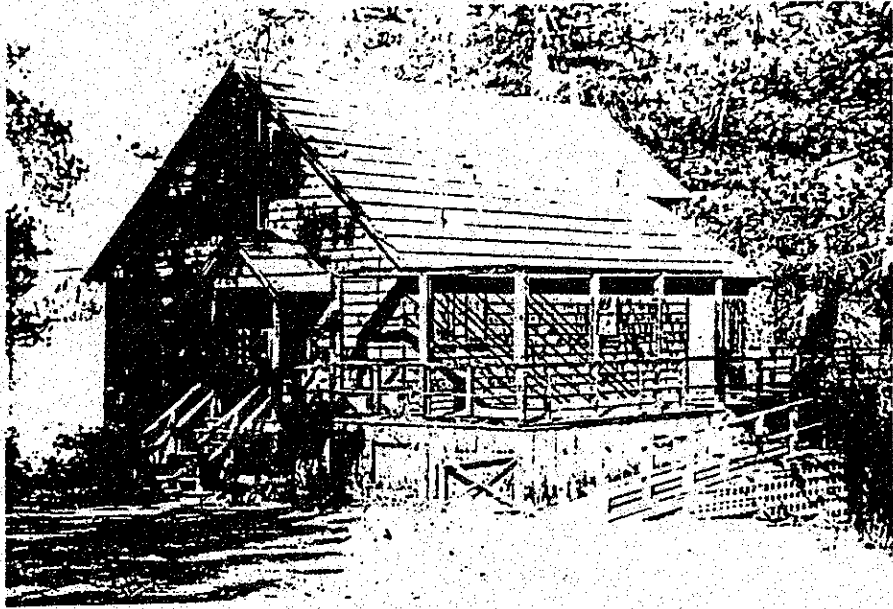
Cabin No. 29



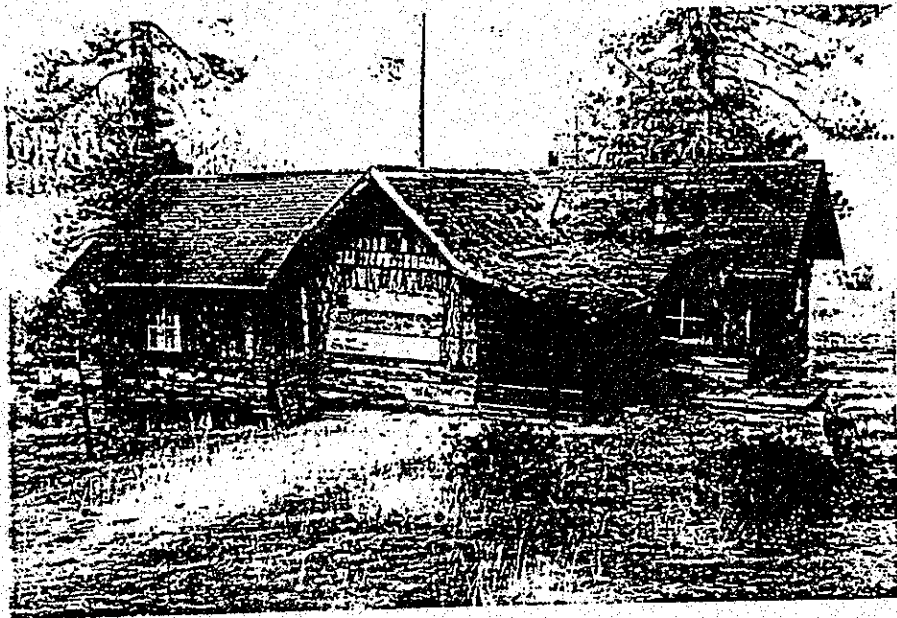
Cabin No. 29, log sleeping cabin



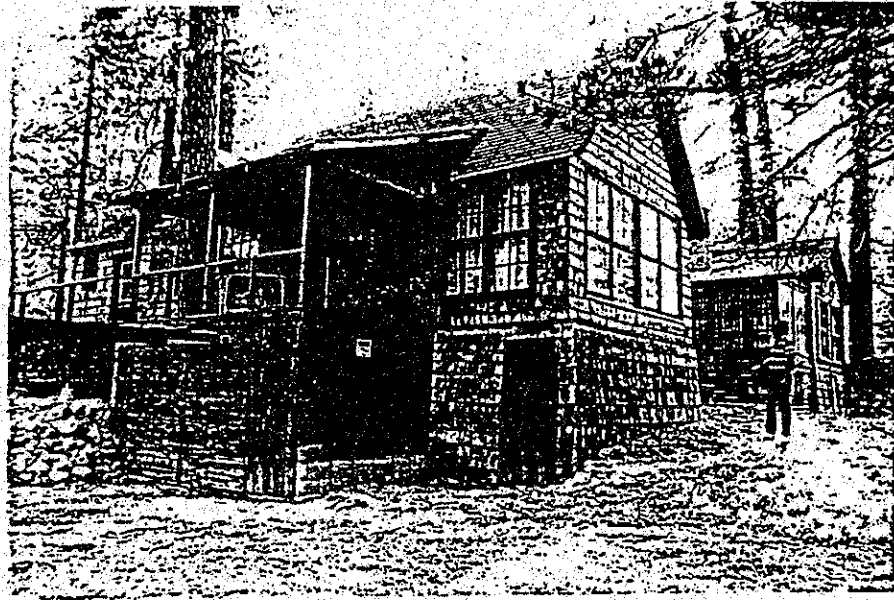
Cabin No. 29, showing sleeping cabins



Cabin No. 30



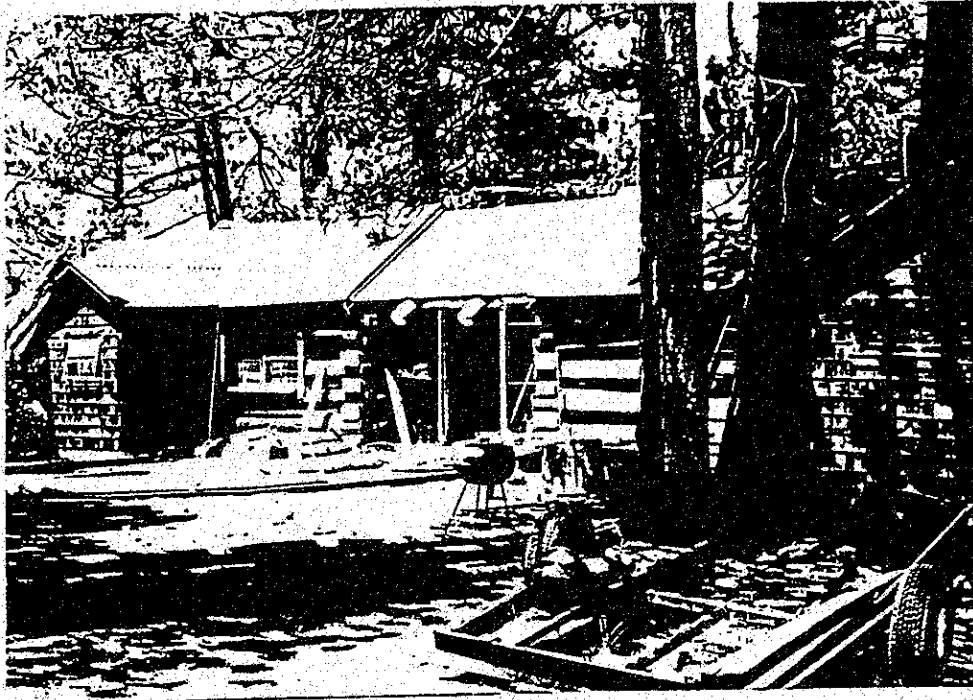
Cabin No. 32



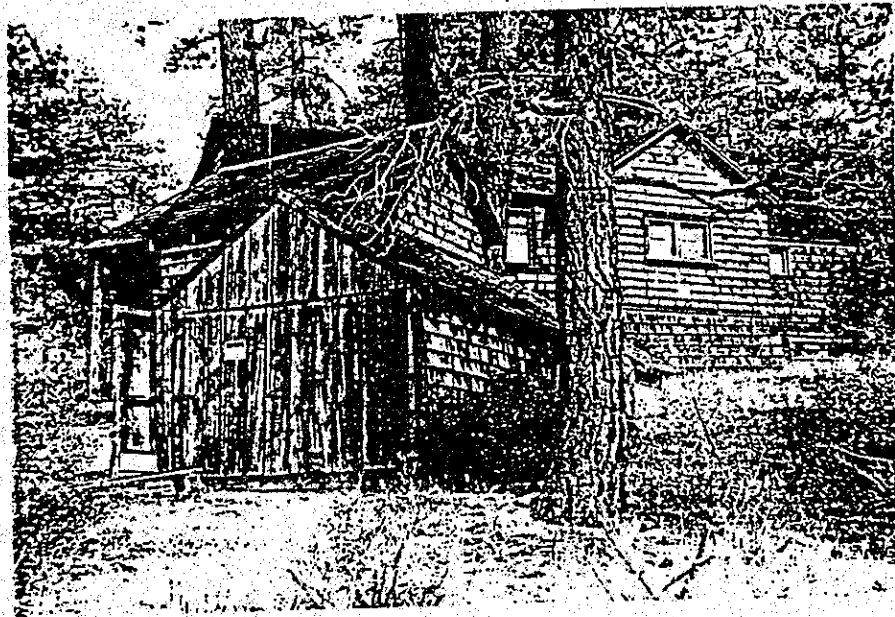
Cabin No. 33, view of complex from east



Cabin No. 33, 1987 view from southeast before renovation



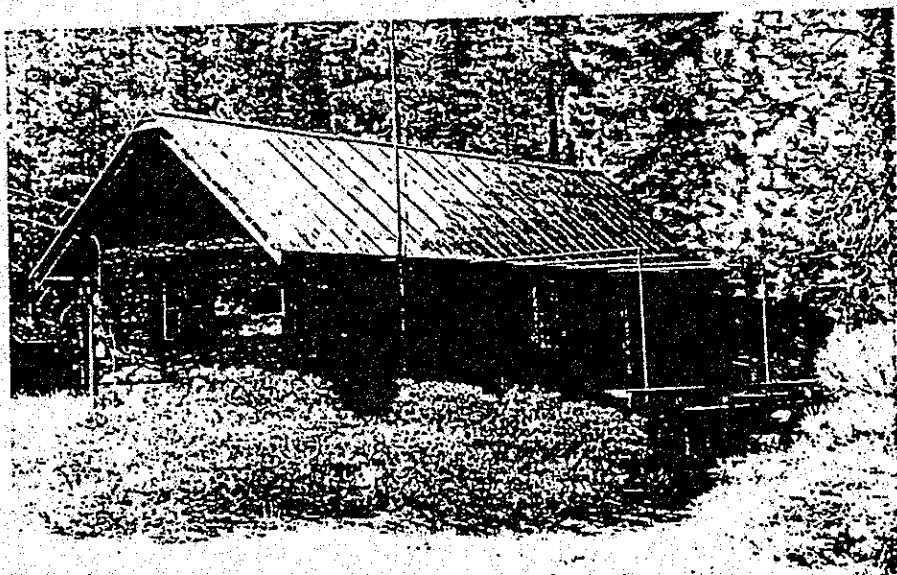
Cabin No. 33, view from southeast during renovation (August 1989)



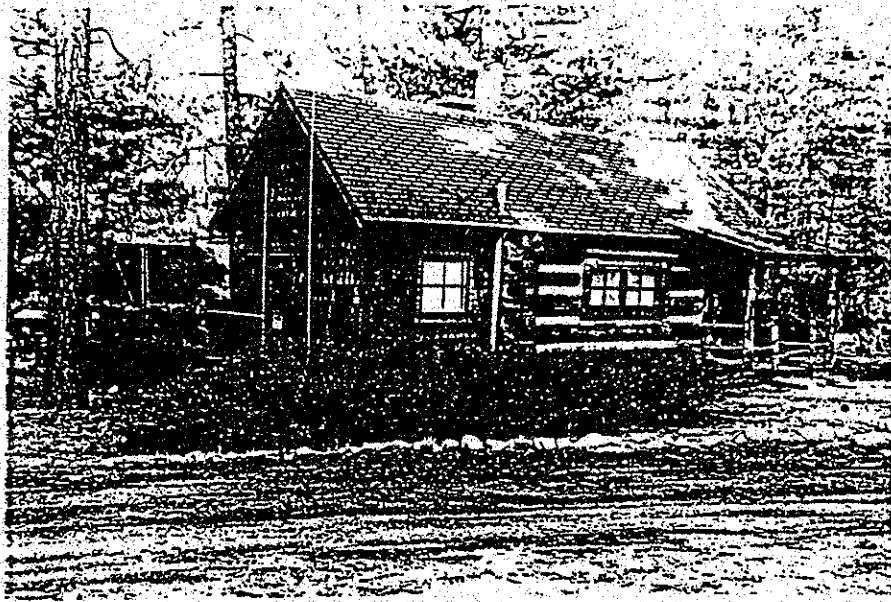
Cabin No. 33, view from west showing boathouse



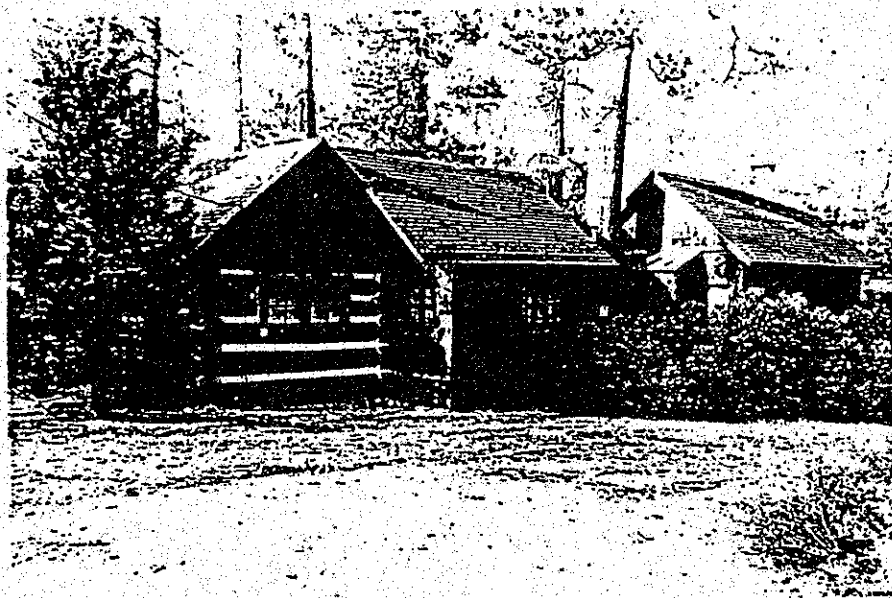
Cabin No. 34



Cabin No. 35



Cabin No. 36



Cabin No. 36, showing rear addition and connected cabin

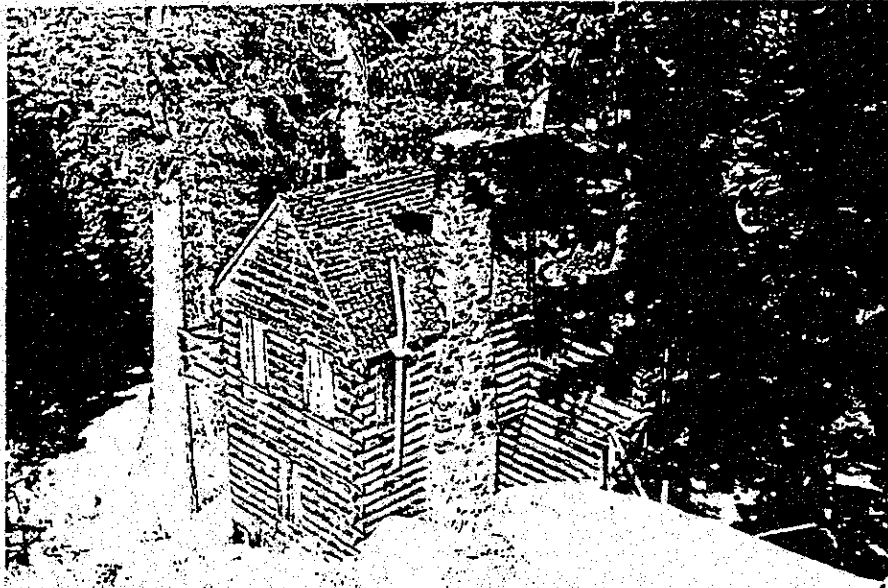




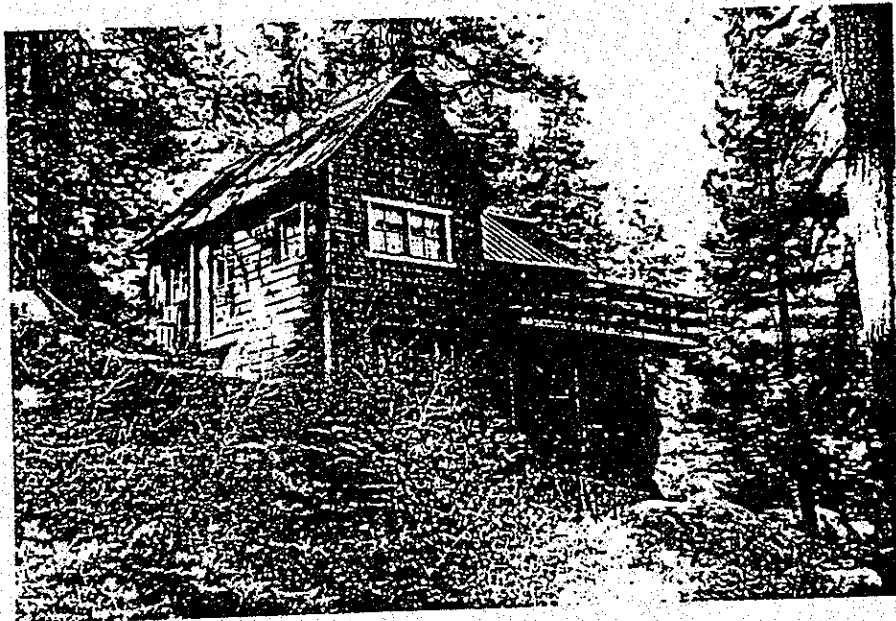
Cabin No. 37



Cabin No. 38



Cabin No. 39



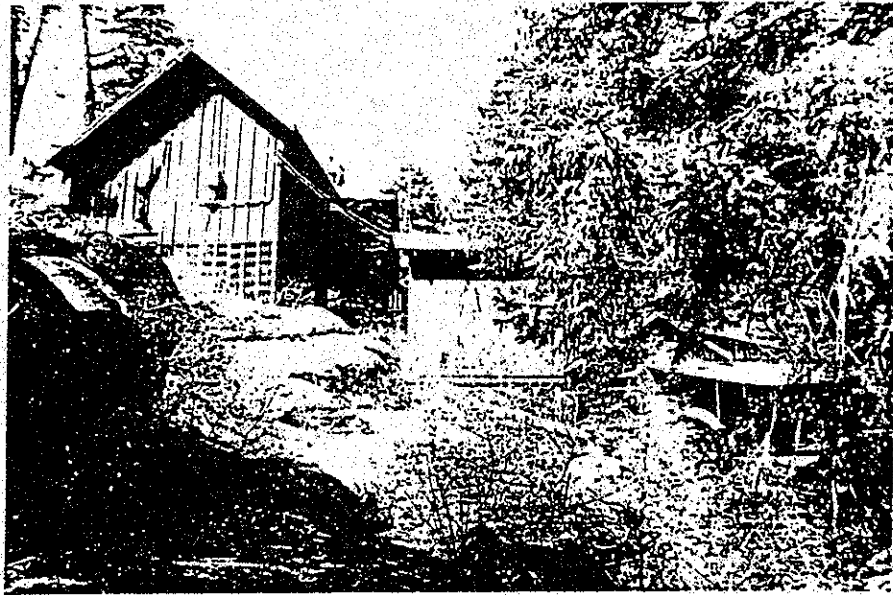
Cabin No. 41



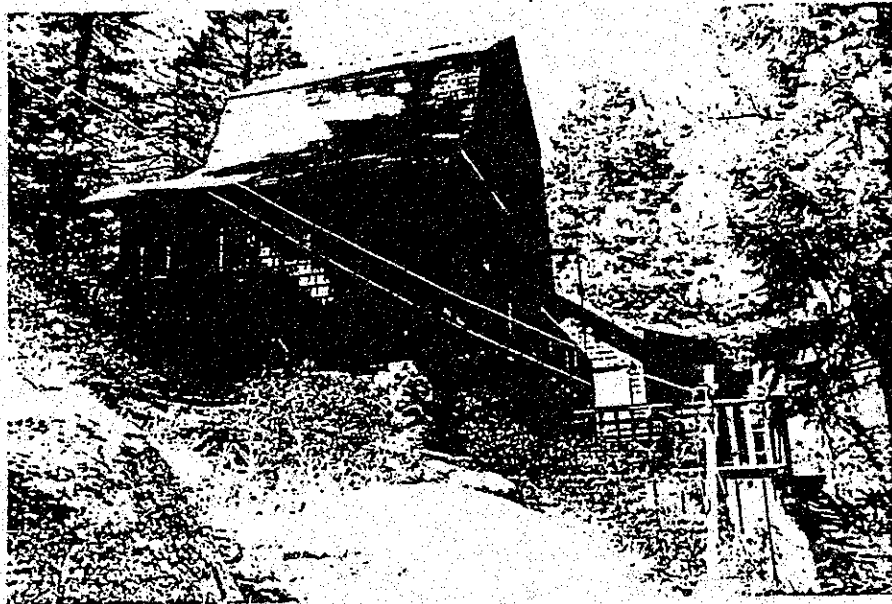
Cabin No. 43, showing original cabin at left



Cabin No. 44



Cabin No. 44, outbuildings



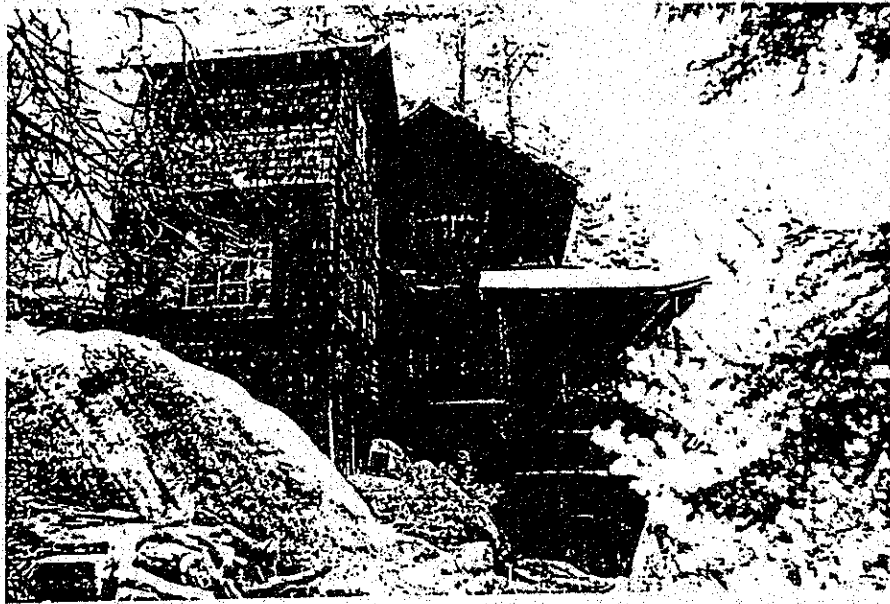
Cabin No. 45, view showing both cabins



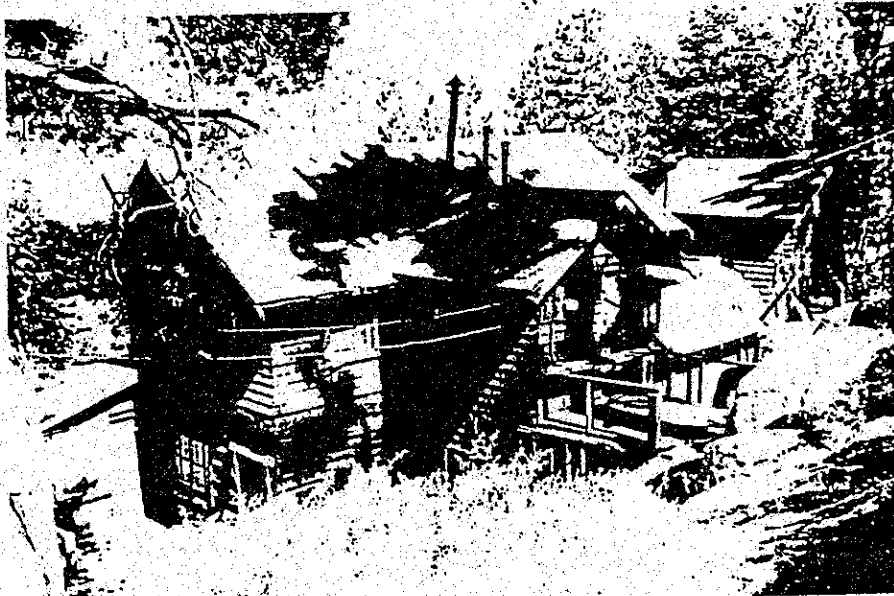
Cabin No. 45, view showing east cabin



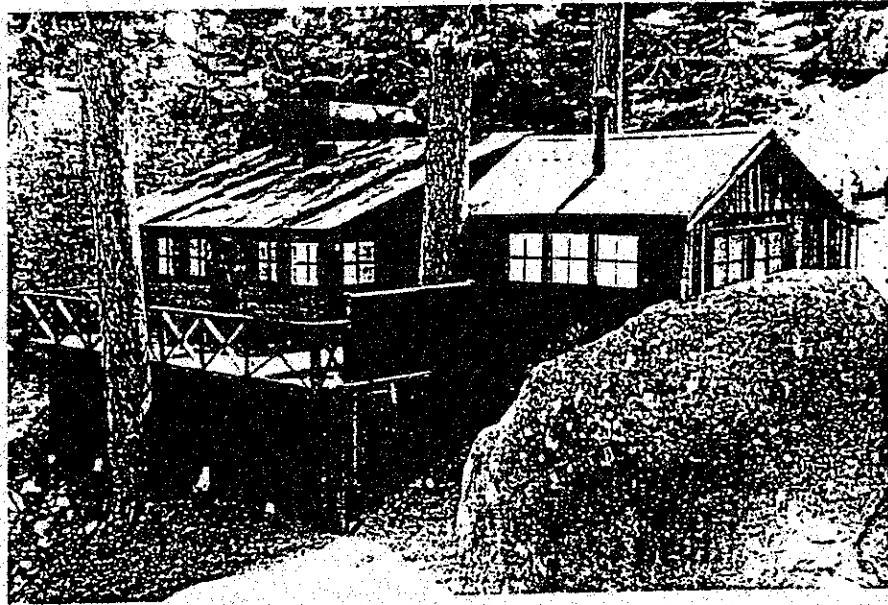
Cabin No. 45, view showing west cabin



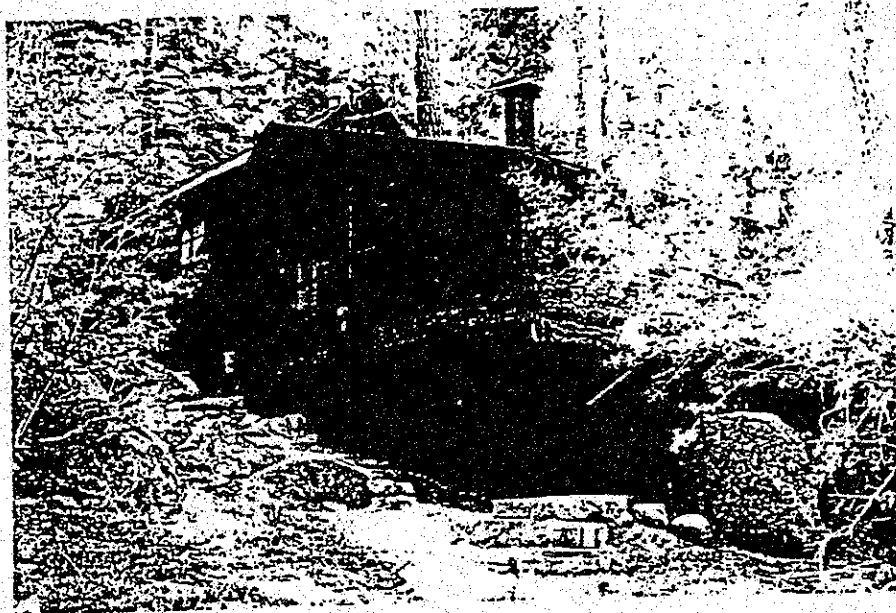
Cabin No. 46, view from east



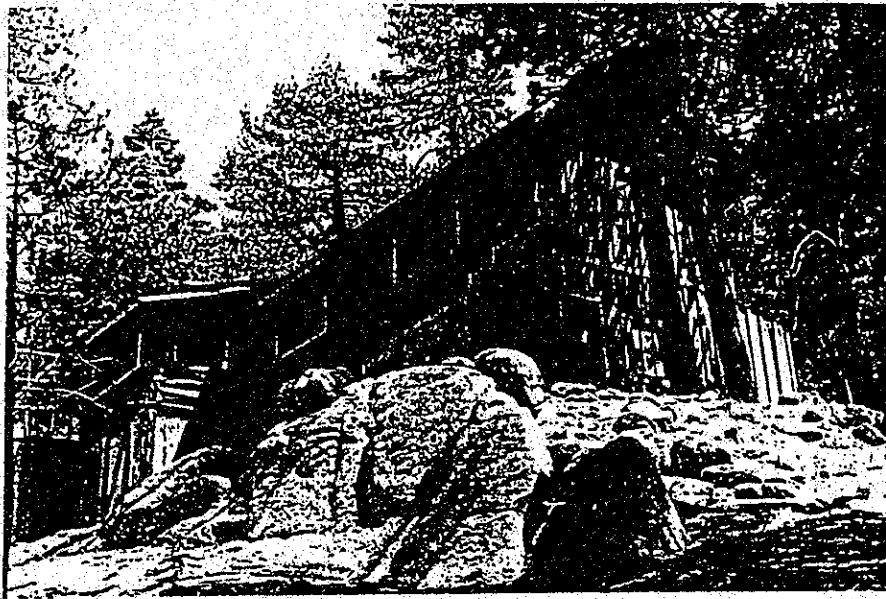
Cabin No. 46, rear view



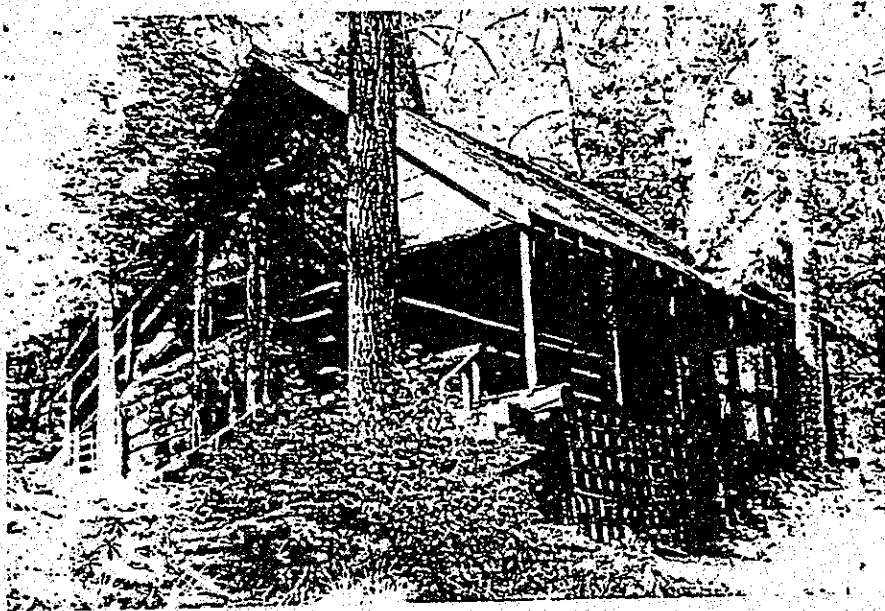
Cabin No. 47



Cabin No. 47, showing original cabin  
with front and rear additions

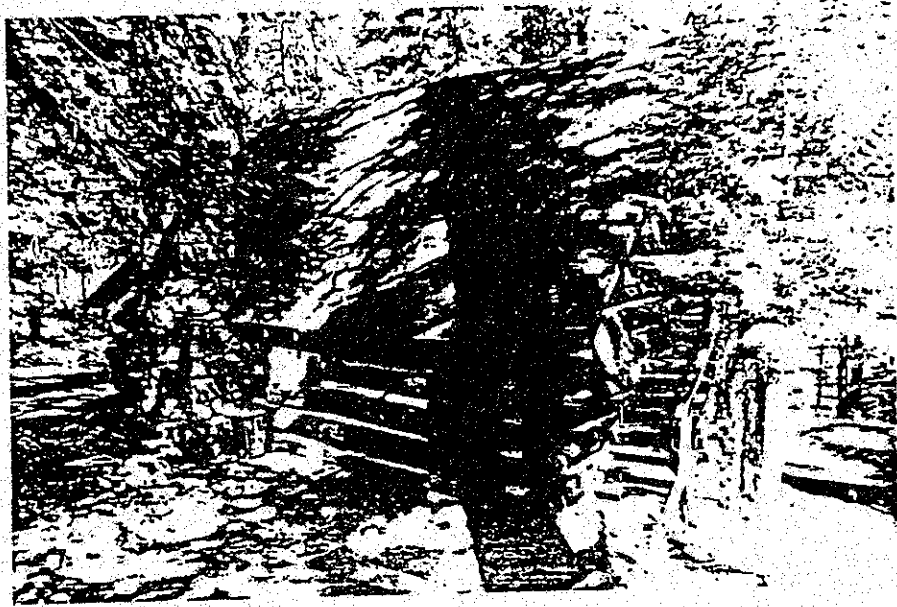


Cabin No. 48



Cabin No. 51, view from east





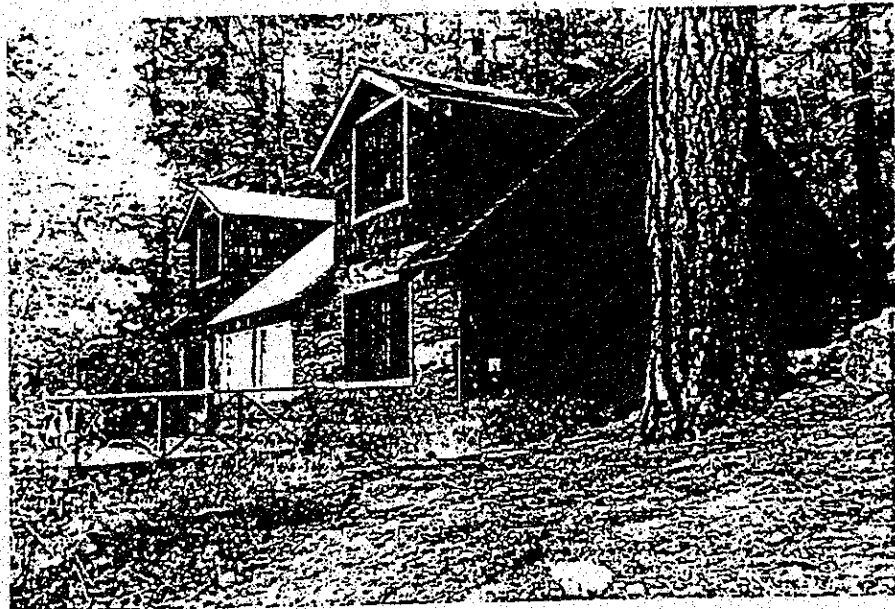
Cabin No. 51, rear view



Cabin No. 51, guest house



Cabin No. 52



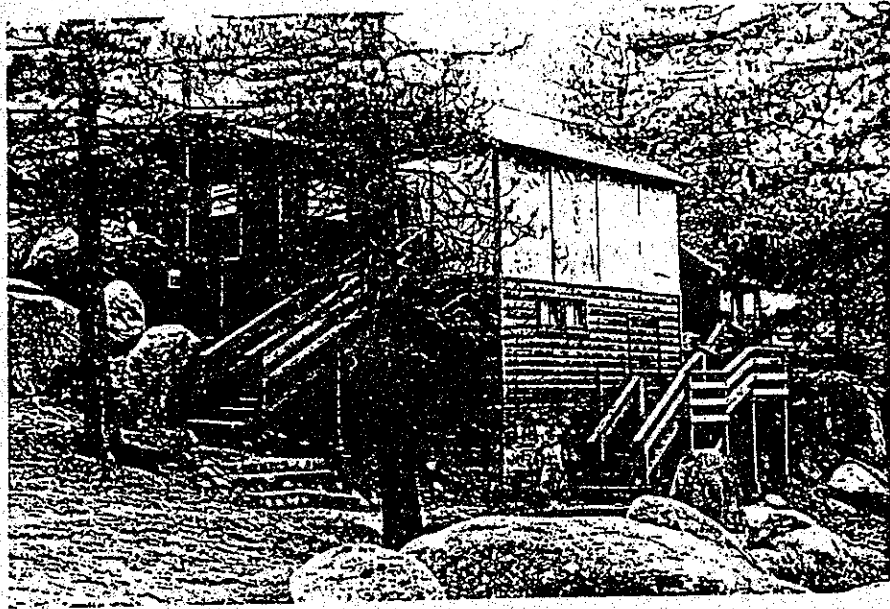
Cabin No. 53



Cabin No. 54 complex; sleeping cabin (left),  
living room cabin (center), kitchen cabin (right)



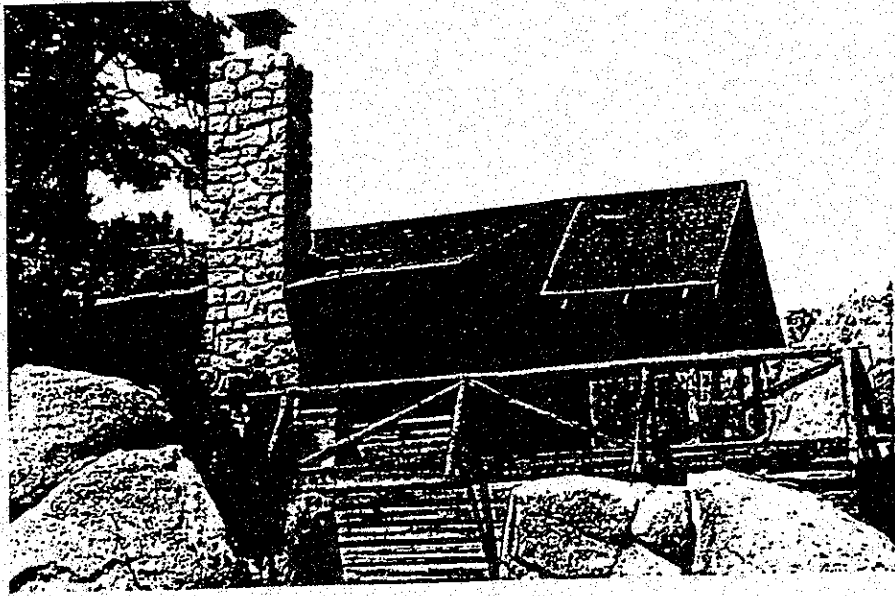
Cabin No. 54, living room cabin (left) and sleeping cabin



Cabin No. 55



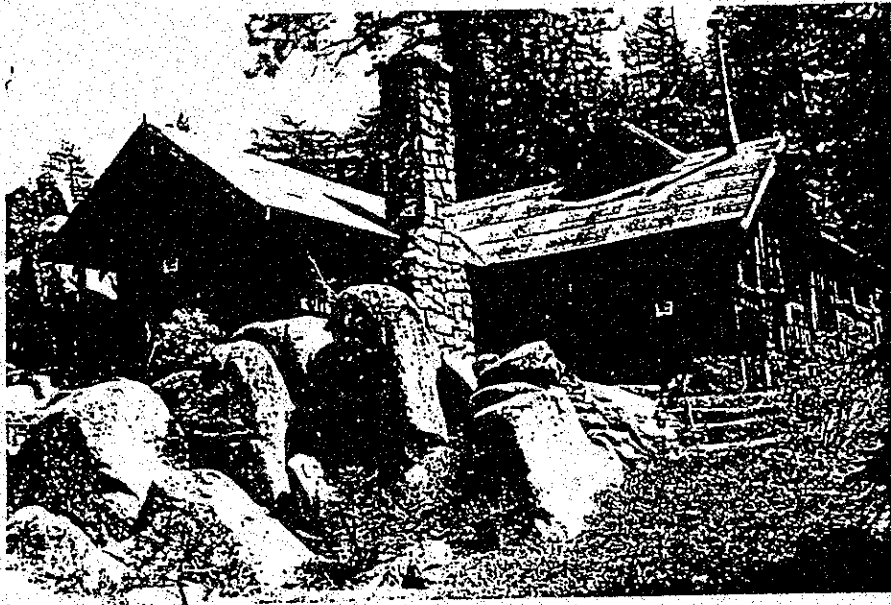
Cabin No. 55, view looking east



Cabin No. 56, view looking north



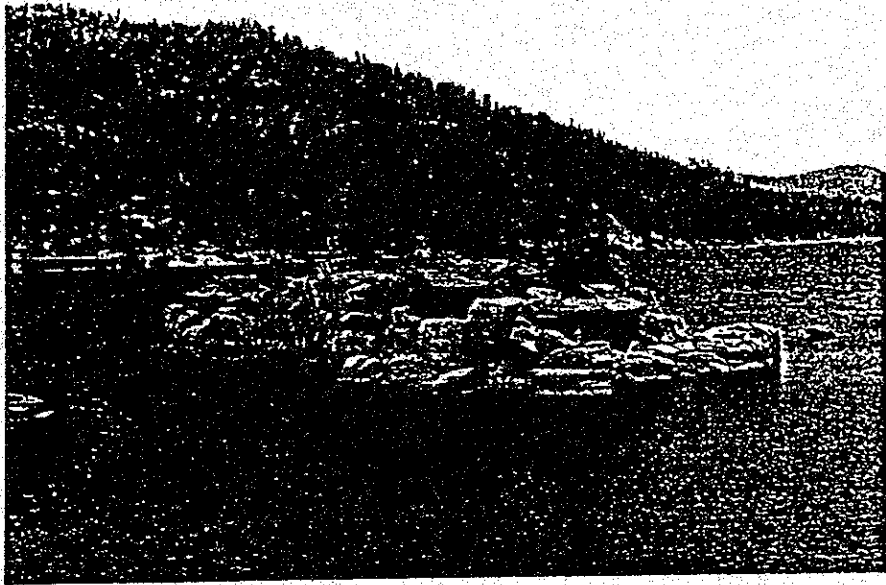
Cabin No. 56, view looking east



Cabin No. 57, view looking south



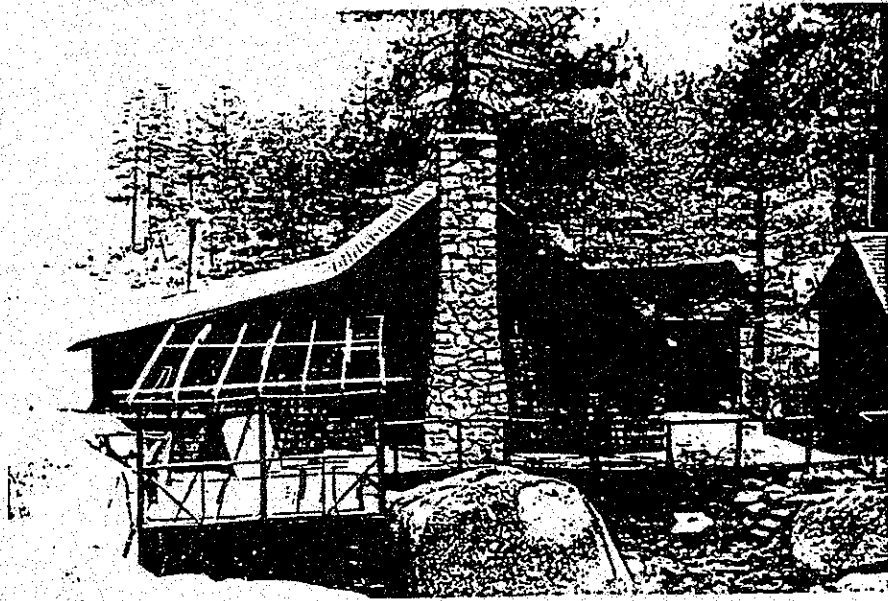
Cabin No. 57, view looking north



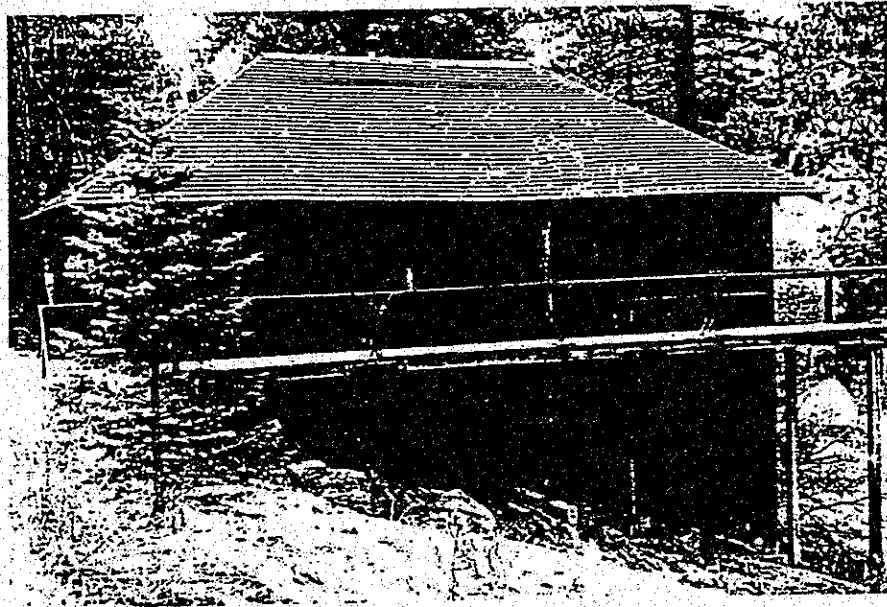
Cabin No. 58, view looking north



Cabin No. 58, view looking east

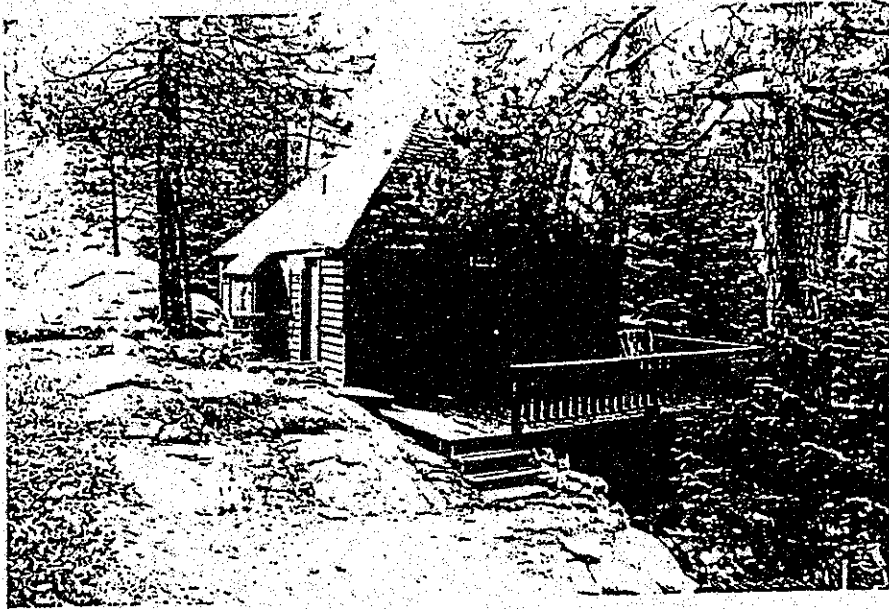


Cabin No. 59

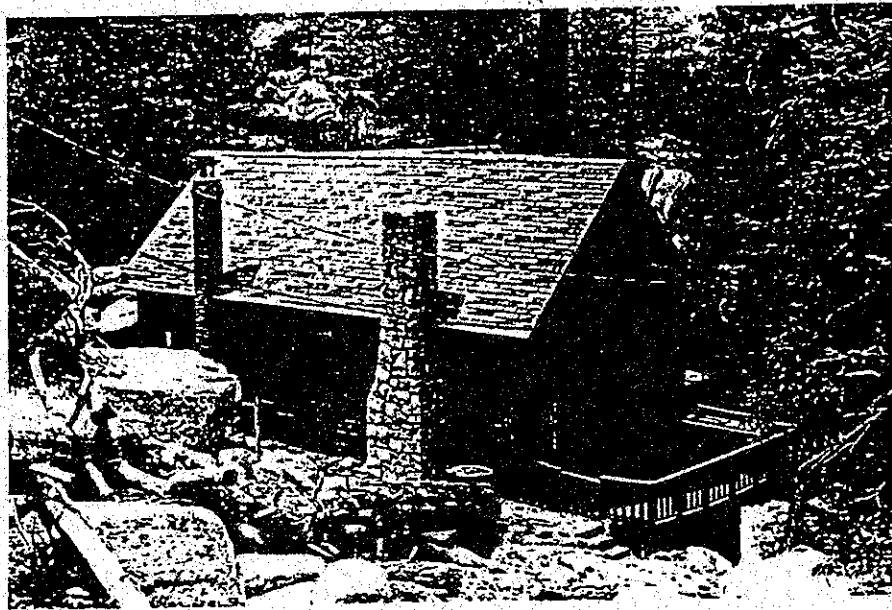


Cabin No. 60





Cabin No. 61



Cabin No. 62, view looking west



Cabin No. 62, view looking southeast



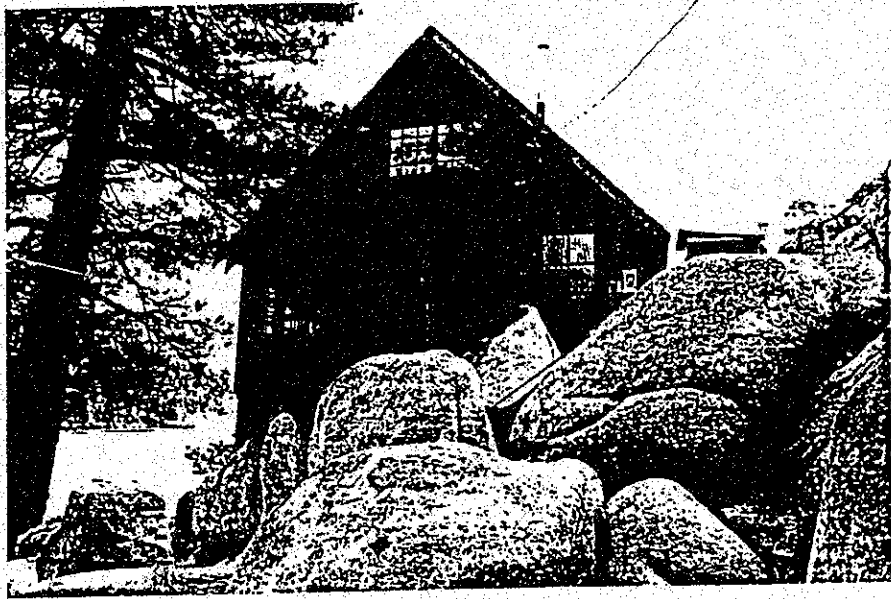
Cabin No. 63, 1987 view prior to construction of new addition



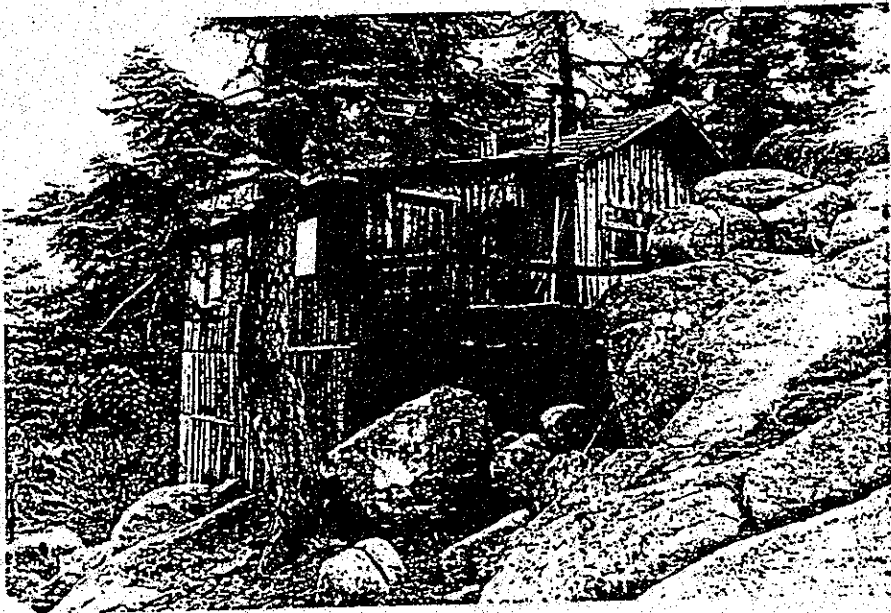
Cabin No. 63, showing addition under construction (August 1989)



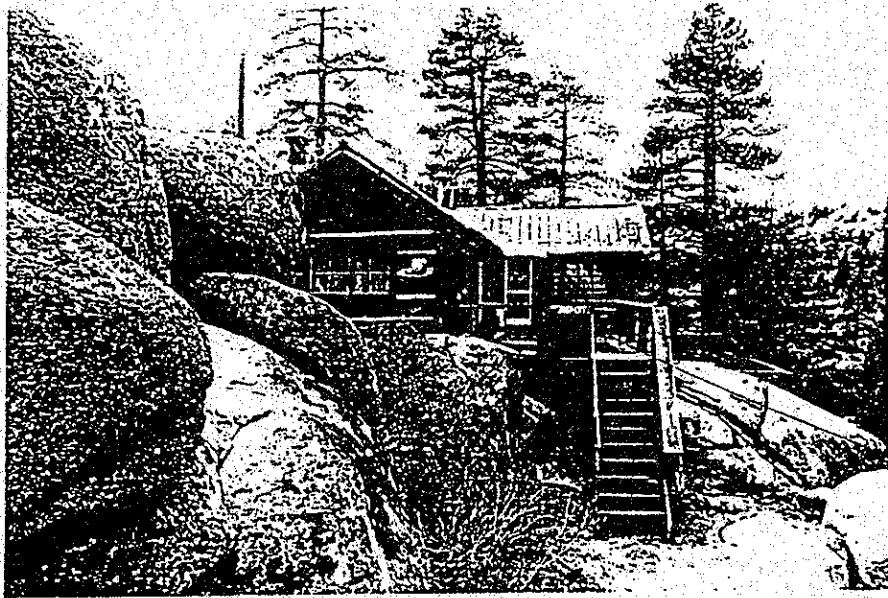
Cabin No. 64, view looking west showing original siding



Cabin No. 64, view looking east



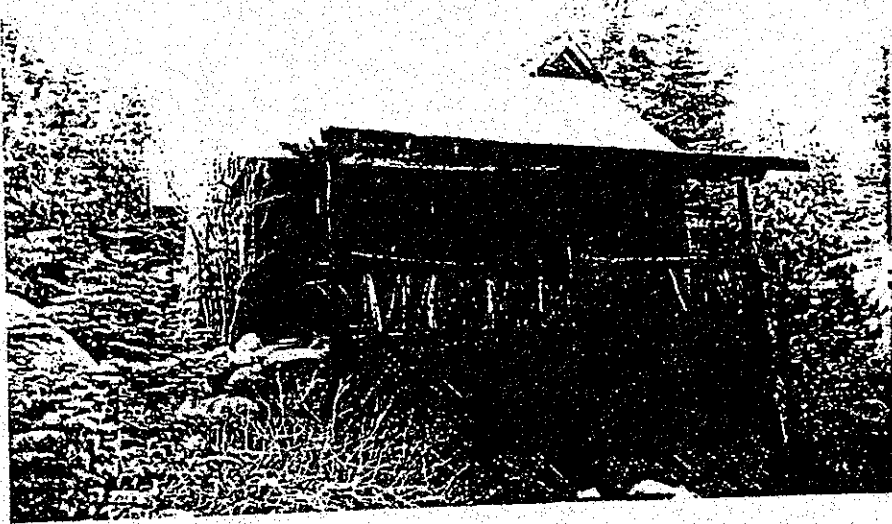
Cabin No. 65



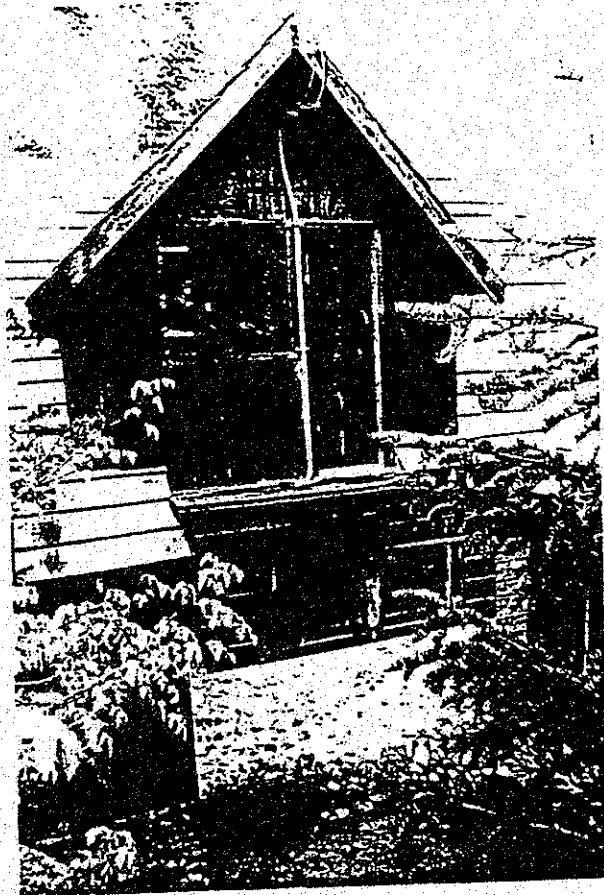
Cabin No. 66



Cabin No. 67



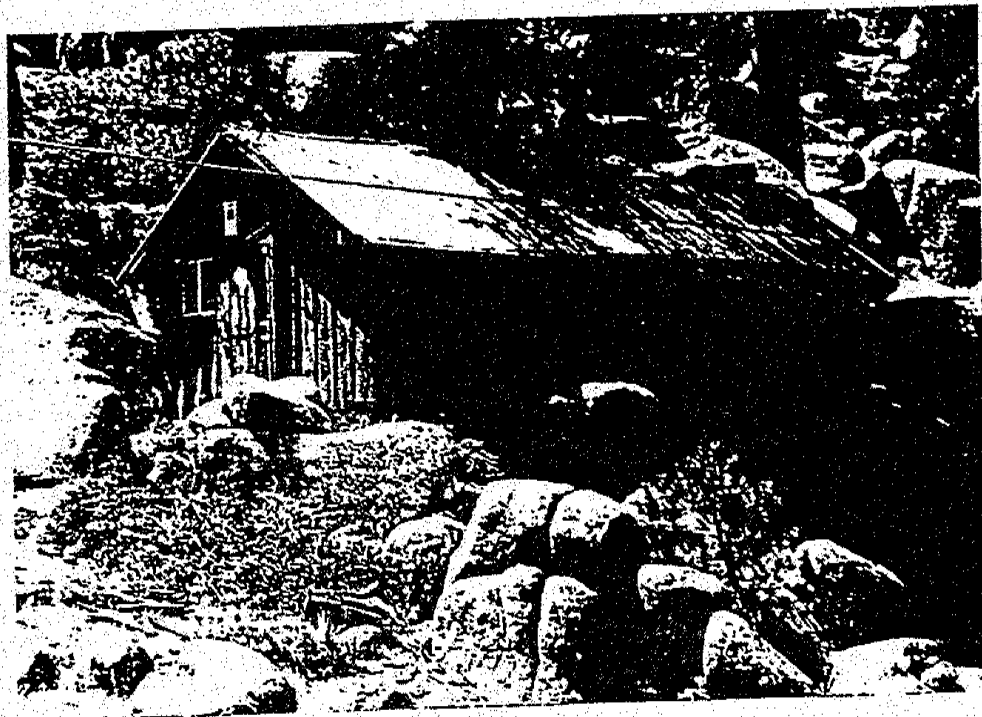
Cabin No. 68



Cabin No. 68, showing log section at rear



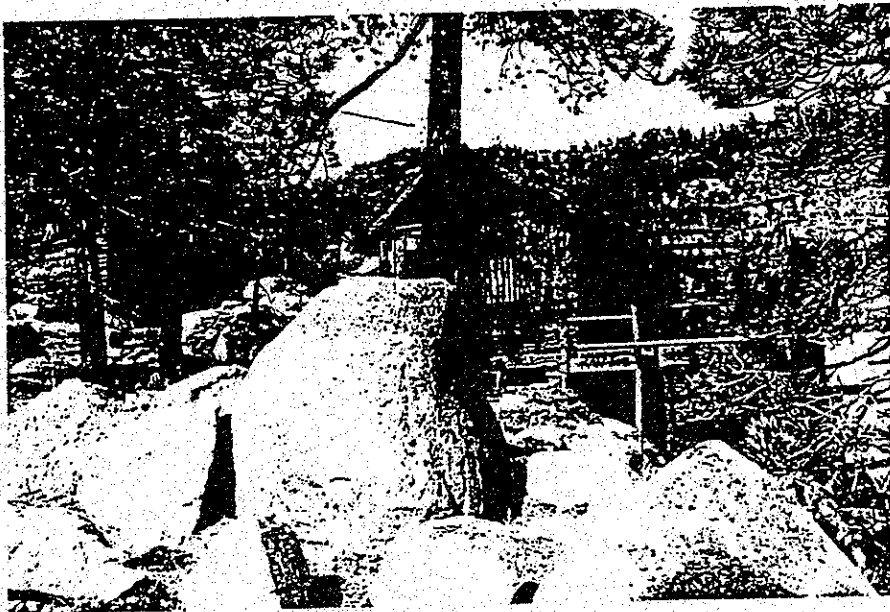
Cabin No. 68, view looking west showing newer addition at left



Cabin No. 69 (1989 photo)



Cabin No. 71, view looking north showing original cabin on left

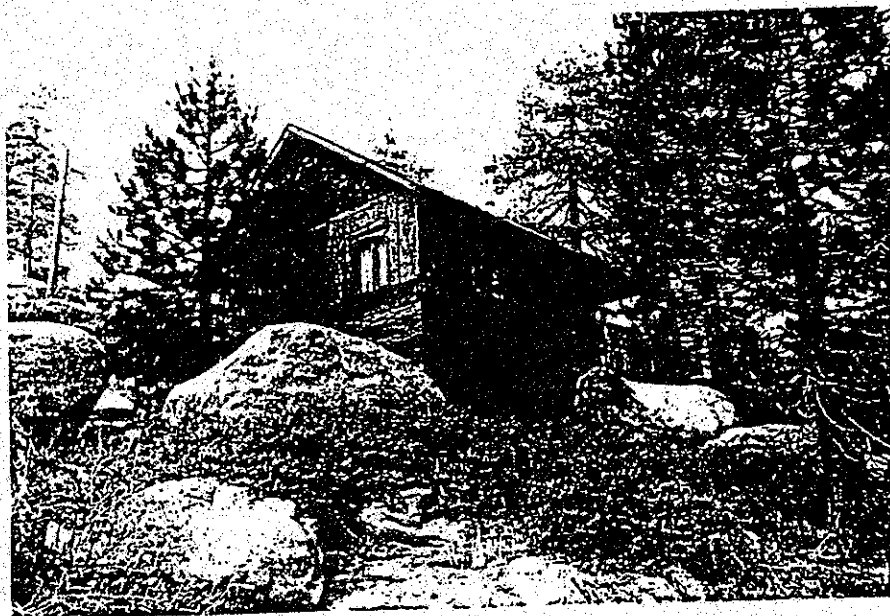


Cabin No. 71, view looking north; main cabin on right

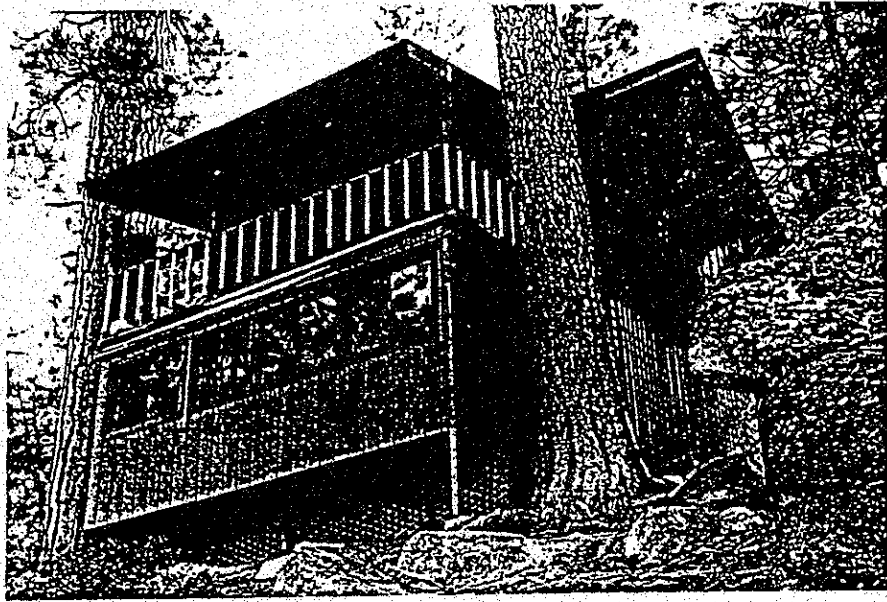




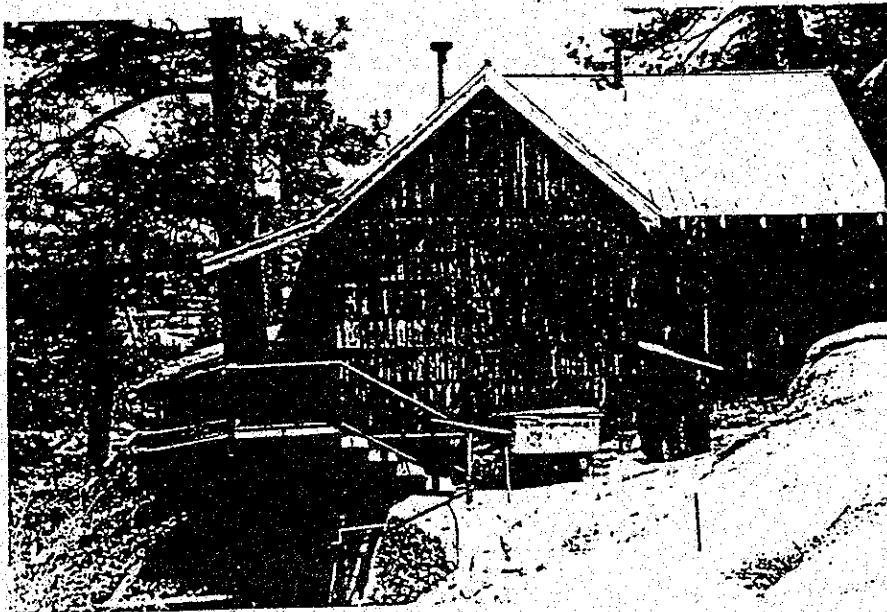
Cabin No. 71, detail of original cabin; newer main cabin on right



Cabin No. 72



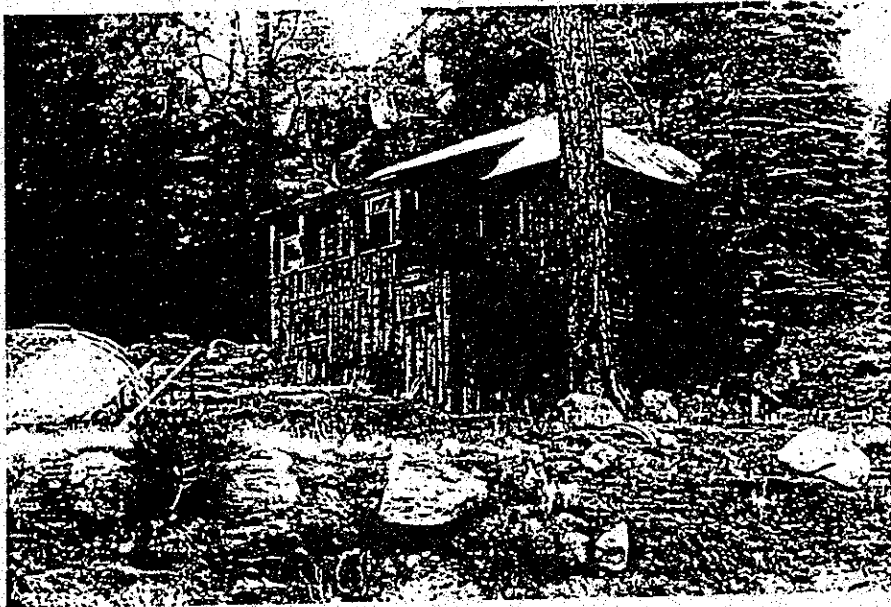
Cabin No. 73



Cabin No. 74



Cabin No. 75



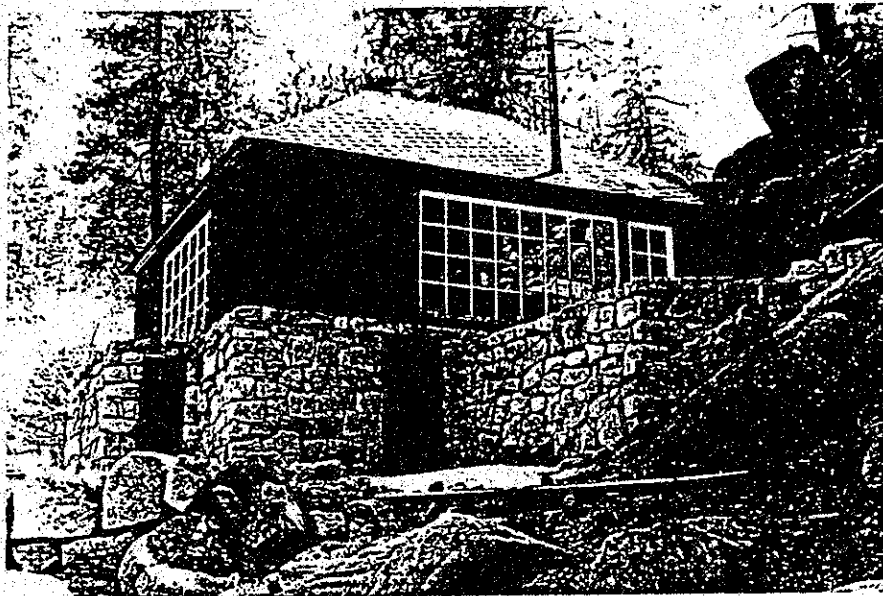
Cabin No. 76



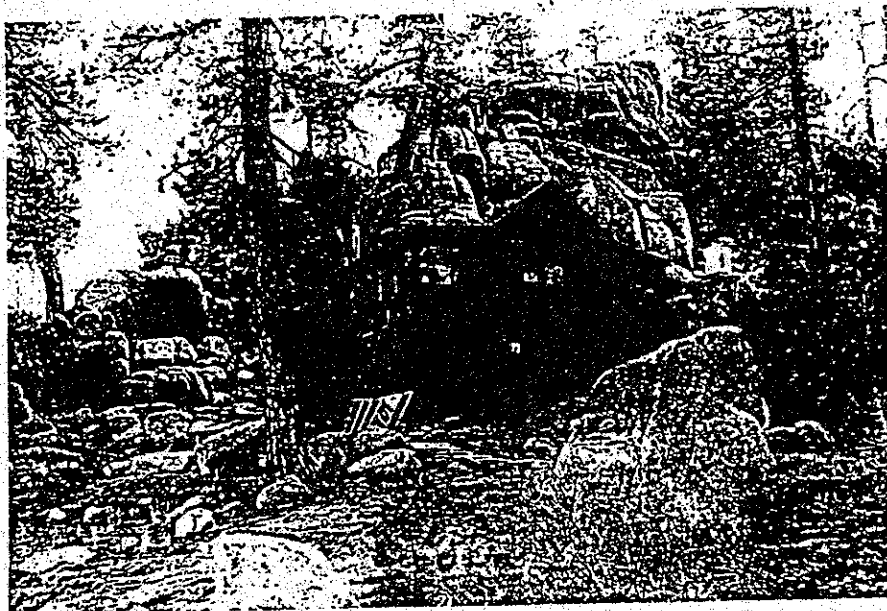
Cabin No. 77, view looking north



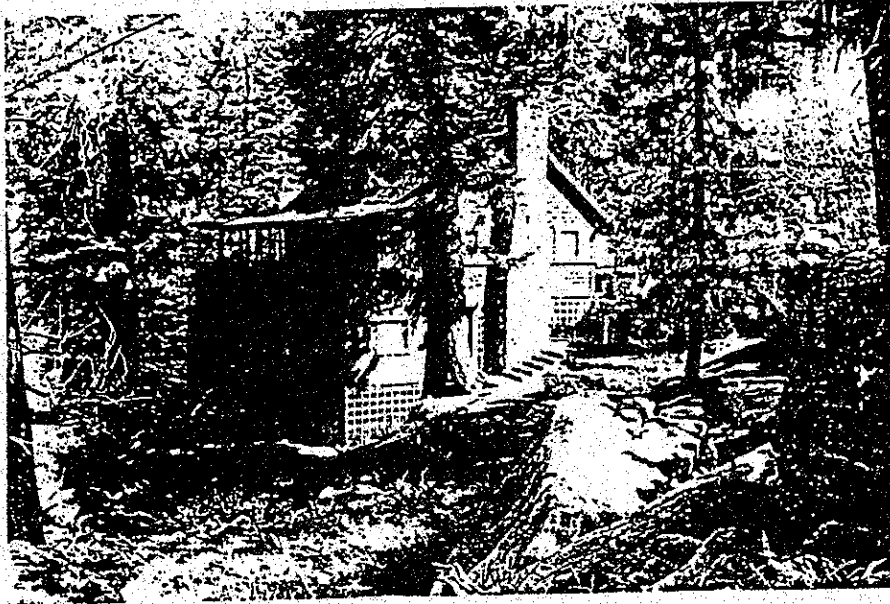
Cabin No. 77, view looking southwest



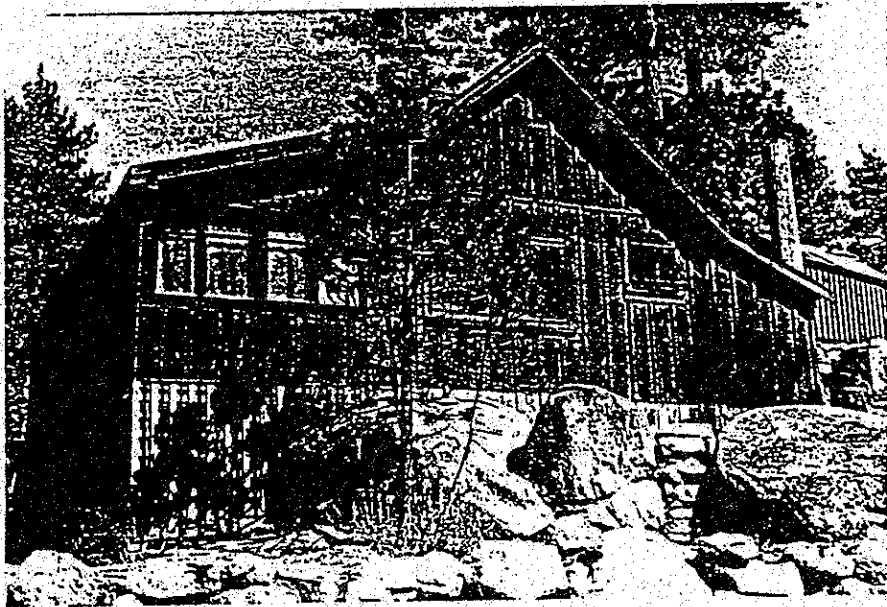
Cabin No. 78



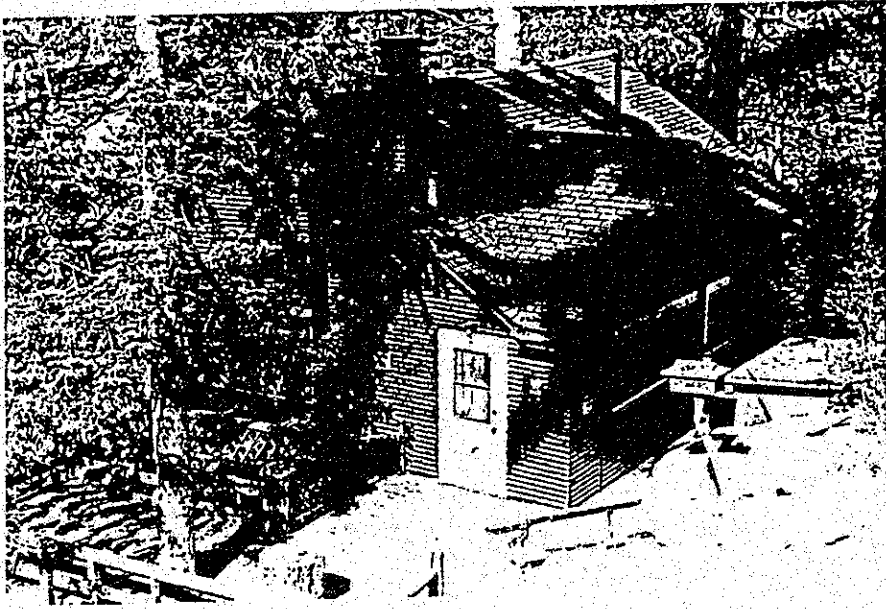
Cabin No. 79



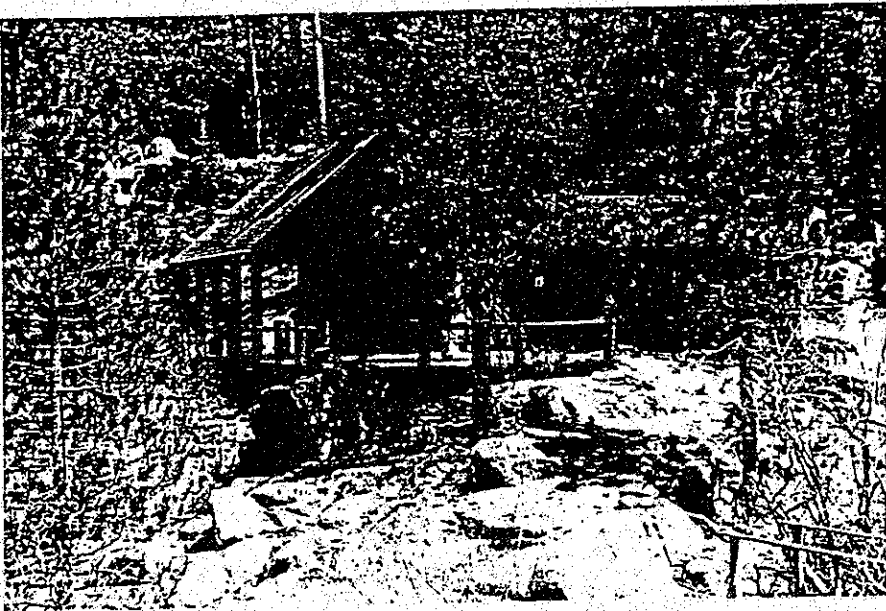
Cabin No. 82



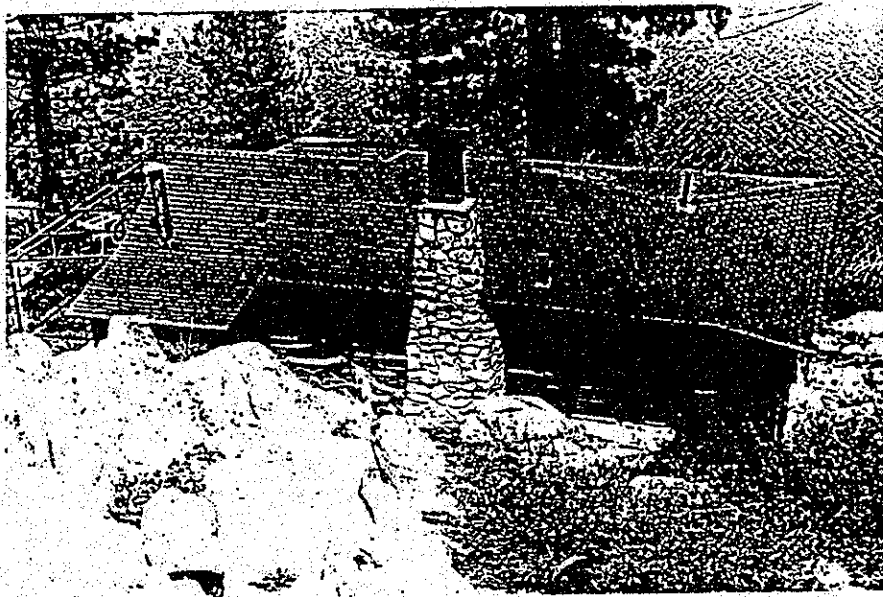
Cabin No. 83



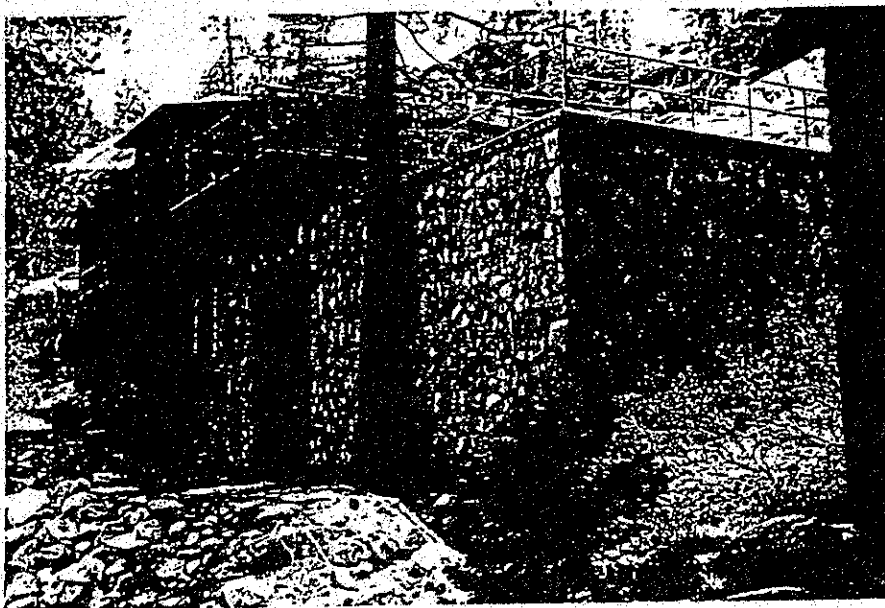
Cabin No. 84



Cabin No. 85

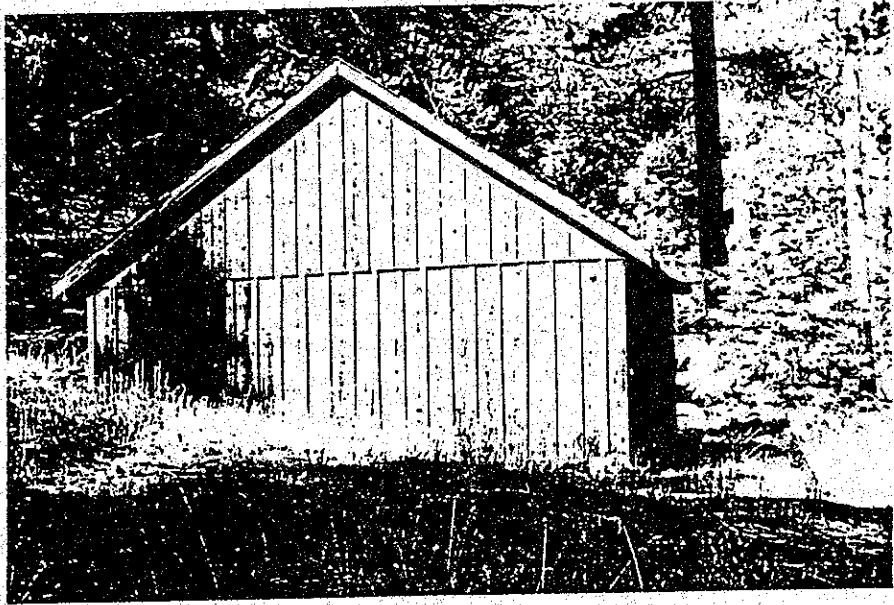


Cabin No. 446, view looking northeast



Cabin No. 446, view looking south at stone boathouse





Lot 506, garage in meadow west of Keystone Point

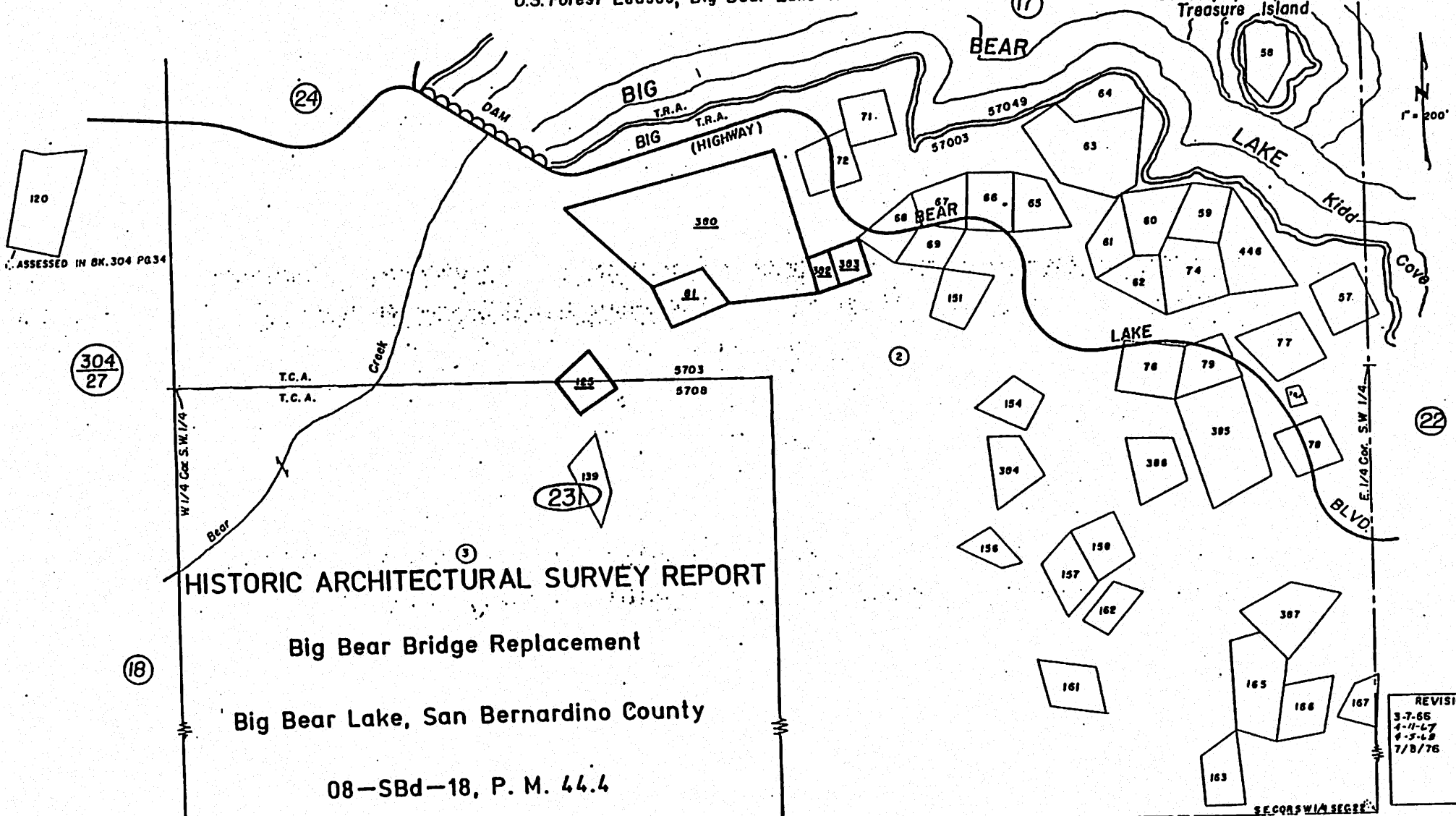
## INDIVIDUAL SURVEY SHEETS

The following properties are located in the study area, but are outside of the Big Bear Southwest Shore Historic District and were evaluated individually on the attached survey sheets:

Cabin No. 81 (Map Reference C-81)  
Cabin No. 125 (Map Reference C-125)  
Cabin No. 382 (Map Reference C-382)  
Cabin No. 383 (Map Reference C-383)  
Dam Keeper's House (Map Reference C-380)

Por. W. 1/2, Sec. 22, T. 2N., R. 1W., S. B. B. & M.  
 U.S. Forest Leases, Big Bear Lake Tract - C.S. 1880

Bear Valley Unified Sch. Dist. 306-23  
 Tax Rate Area  
 57003, 57008, 57049  
 Treasure Island



**HISTORIC ARCHITECTURAL SURVEY REPORT**

**Big Bear Bridge Replacement**

**Big Bear Lake, San Bernardino County**

**08-SBd-18, P. M. 44.4**

REVISION	
3-7-66	
4-1-67	
6-3-68	
7-8-76	PA

Location Map for Cabins 81, 125, 380 (Dam Keeper's House), 382 and 383 Note - Assessor's Blk. & Lot Numbers Shown in Circles

Assessor's Map No. 306-23  
 San Bernardino County

**CALIFORNIA DEPARTMENT OF TRANSPORTATION  
ARCHITECTURAL INVENTORY/EVALUATION FORM**

MAP REFERENCE NO. C-81

County - Route - Postmile: SBd-18, P. M. 44.4

LISTED  DETERMINED ELIGIBLE  
 APPEARS ELIGIBLE  APPEARS INELIGIBLE

**IDENTIFICATION**

1. Common Name: Cabin No. 81 (Auble cabin)  
2. Historic Name: Cabin No. 81  
3. Street or rural address: Lot No. 81, Big Bear Tract  
City: Big Bear Lake Zip Code: 92315 County: San Bernardino  
4. Parcel Number: 306-231-81 Present Owner: Mrs. Earle W. Auble  
Address: P. O. Box 156 City: Phelan Zip Code: 92371  
5. Ownership is:  Public  Private  
6. Present Use: Summer cabin Original Use: Summer cabin

**DESCRIPTION**

7a. Architectural Style: Rustic cabin

7b. Physical Condition: (The present condition of the site or structure and any major alterations from its original condition.)

Set back well out of view of the highway, the lot includes the main cabin and two outbuildings; the three form a small complex on a relatively flat hill crest, with a gentle slope to the north. The main building is a large, one-and-one-half story residence clad in unstained shingles. The building has a medium gable with two large, gabled dormers on the main (east) elevation; the rear (west) elevation has one centrally-placed dormer. Fenestration is irregular, with large and small windows placed at differing intervals. The front has three large windows which alternate with one small window and an entrance doorway. Secondary entrances are located in the gable ends on the north and south, each flanked by two windows, with a smaller window providing light to the upstairs. The rear has one small and two large windows. All windows have solid shutters and simple surrounds. A narrow, open deck wraps partially around the building on the east and north, elevated above the gradual slope, providing access to the building's eastern and northern doorways, and to a small sleeping cabin at the northwest corner. This auxiliary 8' x 20' one-room structure is compatible with the main building, utilizing similar exterior wood shingles, and having a medium gable roof. The third building in the complex is a 20' x 20' two-car garage which was built in 1930, according to a garage site map dated 8/14/1930 in Forest Service files. It has shingle siding and a corrugated metal, medium gable roof.



8. Construction date  
Estimated: (1927) Factual: ( )  
9. Architect: N/A  
10. Builder: Unknown  
11. Approx. Property Size  
Acreage: .25 acre  
12. Date(s) of enclosed photograph(s):  
January 14, 1987

13. Condition: Excellent ( ) Good (x) Fair ( ) Deteriorated ( )
14. Alterations: Minor, addition of rear deck
15. Surroundings: (Check more than one if necessary) Open land ( ) Scattered buildings ( )  
Densely built-up ( ) Residential ( ) Industrial ( ) Commercial ( ) Other: National Forest
16. Threats to site: None known ( ) Private Development ( ) Zoning ( ) Vandalism ( )  
Public Works Project (x)
17. Is the structure: On its original site? (x) Moved? ( ) Unknown? ( )
18. Related features: Garage, sleeping cabin

## SIGNIFICANCE

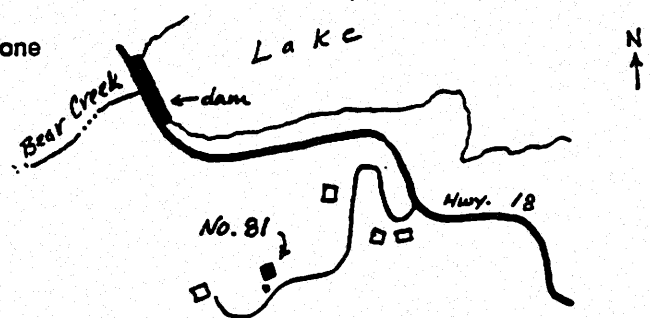
### 19. Historical and/or Architectural Importance: (Dates, events, and persons associated with the site.)

The first residence permit was issued in August 1924 to Mrs. Anna Weed, the wife of Bayliss T. Weed, the dam keeper from 1918 to 1930. Weed built Cabin No. 125 nearby in 1925, and constructed this cabin two years later (Riddle, personal communication); this is corroborated by Anna Weed's application for a water conduit permit for Cabin No. 81 in 1927. She transferred "a five-room house and woodshed" to Earle W. Auble, an accountant, of Pacific Palisades in November 1928. The cabin became the sole property of Mrs. Auble in 1983. (See continuation sheet)

Location sketch map: (Draw & label site and surrounding streets, roads, and prominent landmarks.)

### 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (x) Arts & Leisure ( )  
Economic/Industrial ( ) Exploration/Settlement ( )  
Government ( ) Military ( ) Religion ( )  
Social/Education ( )



### 21. Sources (List books, documents, surveys, personal interviews and their dates.)

San Bernardino County Assessor: Map 306-23; Personal Property Tax Files, Big Bear Tract, Cabin No. 81. U. S. Forest Service, San Bernardino National Forest Headquarters, San Bernardino: Special Use Permit Card File (closed); San Bernardino National Forest District Ranger Station, Fawnskin: current permit holder files, Big Bear Tract. Bear Valley Mutual Water Company, ownership map, Big Bear Tract, c. 1944

Hinckley, Horace P. "An History of Bear Valley Mutual Water Company, 1903-1983", Redlands, CA: Bear Valley Mutual Water Company [manuscript, no date]. Los Angeles Directory Company, Los Angeles City Directory, 1937.

Interview, Mr. Alexander Riddle, owner of Cabin No. 125, November 3, 1987.

### 22. Date form prepared: November 1, 1989

By: Aaron A. Gallup  
Organization: Caltrans  
Address: 650 Howe Ave.  
City: Sacramento Zip Code: 95825  
Phone: (916) 920-7672

**19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):**

Cabin No. 81 is an intact example of the type of cabins being built in the Big Bear Tract in the 1920s. Alterations are generally minor, but the level of significance does not set the building apart when viewed in the context of Big Bear Tract cabins of similar age. While a pleasant, well-maintained building, the architectural character is not particularly distinguished; this simple, wood-frame residence with shingle exterior is not unlike many others in the tract. It was one of at least two cabins built by the dam keeper and his wife; Cabin No. 81 was probably built on speculation. Its long-term owners occupied the cabin as a vacation home, but do not appear to have made notable contributions to local history. The cabin does not appear to meet National Register criterion B or C on an individual basis, and is too far removed from the proposed historic district to be included as a contributing property.

**CALIFORNIA DEPARTMENT OF TRANSPORTATION  
ARCHITECTURAL INVENTORY/EVALUATION FORM**

MAP REFERENCE NO. C-125

County - Route - Postmile: SBd-18, P. M. 44.4

LISTED                       DETERMINED ELIGIBLE  
 APPEARS ELIGIBLE         APPEARS INELIGIBLE

**IDENTIFICATION**

1. Common Name: Cabin No. 125 (Riddle residence)  
2. Historic Name: Cabin No. 125  
3. Street or rural address: Lot 125, Big Bear Tract  
City: Big Bear Lake                      Zip Code: 92315                      County: San Bernardino  
4. Parcel Number: 306-231-125                      Present Owner: Alexander and Elizabeth Riddle  
Address: P. O. Box 167                      City: Fawnskin                      Zip Code: 92333  
5. Ownership Is:     Public     Private  
6. Present Use: Residence                      Original Use: Summer cabin

**DESCRIPTION**

7a. Architectural Style: Rustic cabin

7b. Physical Condition: (The present condition of the site or structure and any major alterations from its original condition.)

Located at the end of the road adjacent to a tributary of Bear Creek, this large, 1480 square-foot residence has a medium gable metal roof and stained shingle exterior. The walls are 2" x 4" frame construction on 16" centers. A massive stone fireplace is located in the exterior of the south wall. Originally "L"-shaped in plan, the building now is roughly "S"-shaped, with an 8' x 32' room added on the north by the previous owner. This later addition is sheathed in "log cabin shiplap" siding, has its own medium gable perpendicular to the axis of the main roof, and has a large aluminum sash window overlooking the creek. A formerly recessed porch at the southeast corner has been enclosed with vertical boards and several windows; this work was done after 1958 by the present owner. A garage is built into the house at the lower level beneath the enclosed porch. The building has been substantially altered from its original appearance; the assessor's files note a remodeling permit was issued in 1953, which may be for the construction of the wing on the north.

8. Construction date  
Estimated: (1925) Factual: ( )  
9. Architect: N/A  
10. Builder: Bayliss T. Weed  
11. Approx. property size  
Acreage: .21 acre  
12. Date(s) of enclosed photograph(s):  
January 14, 1987

13. Condition: Excellent ( ) Good (x) Fair ( ) Deteriorated ( )
14. Alterations: Addition of wing on north, enclosure of porch
15. Surroundings: (Check more than one if necessary) Open land ( ) Scattered buildings ( )  
Densely built-up ( ) Residential ( ) Industrial ( ) Commercial ( ) Other: National Forest
16. Threats to site: None known ( ) Private Development ( ) Zoning ( ) Vandalism ( )  
Public Works Project (x)
17. Is the structure: On its original site? (x) Moved? ( ) Unknown? ( )
18. Related features: Stone terraces

## SIGNIFICANCE

### 19. Historical and/or Architectural Importance: (Dates, events, and persons associated with the site.)

According to the present owner, Cabin No. 125 was built in 1925 by Bayliss T. Weed and his wife, Anna (Riddle, personal communication). Weed succeeded William Knickerbocker as dam keeper and served from May 1918 to April 1930 (Hinckley, p. 84). This was one of several cabins built by Weed, who lived nearby in the stone house provided by the water company. Forest Service records could not be located for the early history of the cabin, but it was transferred in 1940 from the third owner to George and Elizabeth Willette of West Los Angeles. They transferred the property in July 1958 to Alexander and Elizabeth Riddle, the current residents. (See continuation sheet)

### 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (x) Arts & Leisure ( )  
Economic/Industrial ( ) Exploration/Settlement ( )  
Government ( ) Military ( ) Religion ( )  
Social/Education ( )

### 21. Sources (List books, documents, surveys, personal interviews and their dates.)

San Bernardino County Assessor: Map 306-23; Personal Property Tax Files, Big Bear Tract, Cabin No. 125. U. S. Forest Service, San Bernardino National Forest Headquarters, San Bernardino: Special Use Permit Card File (closed); San Bernardino National Forest District Ranger Station, Fawnskin: current permit holder files, Big Bear Tract. Bear Valley Mutual Water Company, ownership map, Big Bear Tract, c. 1944.

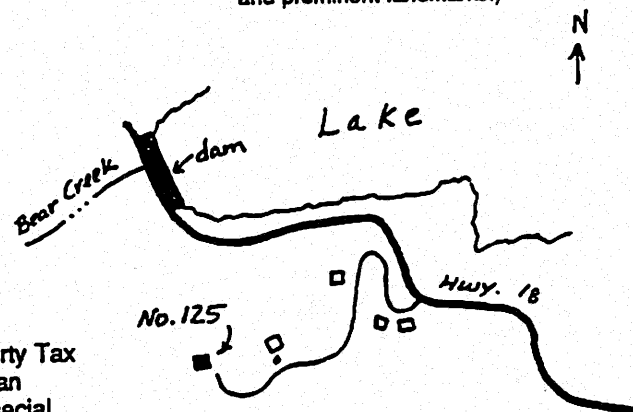
Hinckley, Horace P. "An History of Bear Valley Mutual Water Company, 1903-1983", Redlands, CA: Bear Valley Mutual Water Company [manuscript, no date].

Interview, Alexander Riddle, owner of Cabin 125, November 3, 1987.

### 22. Date form prepared: November 1, 1989

By: Aaron A. Gallup  
Organization: Caltrans  
Address: 650 Howe Ave.  
City: Sacramento Zip Code: 95825  
Phone: (916) 920-7672

Location sketch map: (Draw & label site and surrounding streets, roads, and prominent landmarks.)





19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

While a pleasant building which blends well with its mountain setting, Cabin No. 125 does not have sufficient architectural merit to consider it under criterion C. Also, a major addition was made after 1940, most likely in 1953, which considerably enlarged the original cabin, and a later porch enclosure was made at the front. No information could be obtained on the earliest owners, other than the dam keeper and his wife, who may have built the cabin on speculation. Lacking significance under criterion B or C, and having had its historic appearance compromised by subsequent remodelings, the building does not appear to meet the criteria of the National Register.



CALIFORNIA DEPARTMENT OF TRANSPORTATION  
ARCHITECTURAL INVENTORY/EVALUATION FORM

MAP REFERENCE NO. C-382

County - Route - Postmile: SBd-18, P. M. 44.4

LISTED  DETERMINED ELIGIBLE  
 APPEARS ELIGIBLE  APPEARS INELIGIBLE

IDENTIFICATION

1. Common Name: Cabin 382

2. Historic Name: Cabin 382

3. Street or rural address: Lot 382, Big Bear Tract

City: Big Bear Lake Zip Code: 92315 County: San Bernardino

4. Parcel Number: 306-231-382 Present Owner: Joseph and Arlene Pizzuto

Address: c/o A. Tokarz, 401 Civic Center Drive, #1025 City: Santa Ana Zip Code: 90701

5. Ownership is:  Public  Private

6. Present Use: Summer cabin Original Use: Summer cabin

DESCRIPTION

7a. Architectural Style: Rustic cabin

7b. Physical Condition: (The present condition of the site or structure and any major alterations from its original condition.)

This small, dark-stained board and batten cabin is perched among the boulders on a very steep slope. While the rear of the one-and-one-half-story building is at grade, the front is raised a full story off the ground. The cabin is of 2" x 4" frame construction on 24" centers, and contains 589 square feet of interior space. The cabin has a medium, side-gabled roof; a break in slope creates a shed roof supported by posts over the front porch on the main (north) elevation. The area under the porch is enclosed by vertical boards with a small-paned, large window on the right side. A narrow deck on the east end runs from grade level at the rear to the front porch; the deck is joined by a stairway rising from ground level below the cabin. The deck and porch are enclosed by milled railings with vertical posts. The main entrance is centered on the north elevation, accessed from the front porch, and flanked by two large windows with simple surrounds. The eastern end of the porch has been enclosed, and a large, aluminum sash window has been installed. Small windows appear in the gable ends providing light to the upstairs loft. The original plan was rectangular, but is now in the form of a "T" due to a later, but compatible, board and batten rear addition, partially excavated into the hillside. The addition has a medium gable roof and a rubble rock foundation. Another small addition forms a tiny room projecting from the western elevation; it also has a medium gable and board and batten siding.



8. Construction date  
Estimated:  Factual: (1937)
9. Architect: N/A
10. Builder: Unknown
11. Approx. property size  
Acreage: .14 acre
12. Date(s) of enclosed photograph(s):  
January 14, 1987

13. Condition: Excellent ( ) Good (x) Fair ( ) Deteriorated ( )

14. Alterations: As noted in 7b.

15. Surroundings: (Check more than one if necessary) Open land ( ) Scattered buildings ( )  
Densely built-up ( ) Residential ( ) Industrial ( ) Commercial ( ) Other: National Forest

16. Threats to site: None known ( ) Private Development ( ) Zoning ( ) Vandalism ( )  
Public Works Project (x)

17. Is the structure: On its original site? (x) Moved? ( ) Unknown? ( )

18. Related features: None

## SIGNIFICANCE

19. Historical and/or Architectural Importance: (Dates, events, and persons associated with the site.)

The unimproved lot was transferred from John G. Waggoner of Illinois to C. F. Dixon, a clerk, and Fred Miller of Los Angeles in July 1937. The residence permit carried a notation, "to build 10/31/37". Apparently, construction occurred that summer, as the improvement status was noted as "satisfactory" on November 14, 1937. Fred Miller became the sole owner in 1962; he transferred to cabin to Doug and Marilyn Holt in 1978. The current owners obtained the property from the Holts in 1988. (See continuation sheet)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (x) Arts & Leisure ( )  
Economic/Industrial ( ) Exploration/Settlement ( )  
Government ( ) Military ( ) Religion ( )  
Social/Education ( )

21. Sources (List books, documents, surveys, personal interviews and their dates.)

San Bernardino County Assessor: Map 306-23; Personal Property Tax Files, Big Bear Tract, Cabin No. 382. U. S. Forest Service, San Bernardino National Forest Headquarters, San Bernardino: Special Use Permit Card File (closed); San Bernardino National Forest District Ranger Station, Fawnskin: current permit holder files, Big Bear Tract. Bear Valley Mutual Water Company, ownership map, Big Bear Tract, c. 1944. Los Angeles Directory Company, Los Angeles City Directory, 1937.

22. Date form prepared: November 1, 1989

By: Aaron A. Gallup

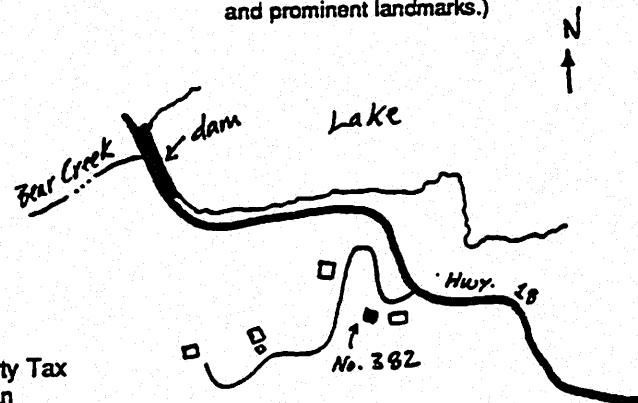
Organization: Caltrans

Address: 650 Howe Ave.

City: Sacramento Zip Code: 95825

Phone: (916) 920-7672

Location sketch map: (Draw & label site and surrounding streets, roads, and prominent landmarks.)



19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

Cabin No. 382 is one of the later cabins in the area, occupying a very small lot that was not part of the original Big Bear Tract survey; it was built at the same time as its neighbor on Lot 383. It is characteristic of the sporadic development that occurred subsequent to the earlier subdivision and development of the main cabin tract below the highway. It does not have sufficient architectural merit to qualify under criterion C, and has been altered by subsequent remodelings. Also, it is not associated with persons significant in local history. The property does not appear to meet the criteria of the National Register of Historic Places.



CALIFORNIA DEPARTMENT OF TRANSPORTATION  
ARCHITECTURAL INVENTORY/EVALUATION FORM

MAP REFERENCE NO. C-383

County - Route - Postmile: SBd-18, P. M. 44.4

LISTED  DETERMINED ELIGIBLE  
 APPEARS ELIGIBLE  APPEARS INELIGIBLE

IDENTIFICATION

1. Common Name: Cabin No. 383  
2. Historic Name: Cabin No. 383  
3. Street or rural address: Lot 383, Big Bear Tract  
City: Big Bear Lake Zip Code: 92315 County: San Bernardino  
4. Parcel Number: 306-231-383 Present Owner: Robert Grigg  
Address: 1050 N. Wilcox Avenue City: Los Angeles Zip Code: 90038  
5. Ownership is:  Public  Private  
6. Present Use: Summer cabin Original Use: Summer cabin

DESCRIPTION

7a. Architectural Style: Rustic cabin

7b. Physical Condition: (The present condition of the site or structure and any major alterations from its original condition.)

This unstained shingle cabin is located immediately to the east of Cabin No. 382, and occupies a steep slope above the highway. It is a single story building with a wood frame structure of 2" x 4"s on 24" centers; the plan is rectangular, with a medium gable; the main entrance is through a recessed porch under the east gable end. The broad, overhanging gable is supported on simple posts and is trimmed with scalloped bargeboards; there is no porch railing. The central doorway is flanked by double windows. The building has a rubble rock foundation, with an exterior chimney of similar material on the south side. The irregular shape of the rear portion of the building, along with a change in the general shingle pattern, defines an early 12' x 22' addition, compatible in character. The rear (west) end of the building is reached by a wooden stairway which originates at the principal access pathway above the building; it connects with an open porch and rear entrance beneath an overhanging western gable. A modern deck has been constructed on the south adjacent to the front porch, along with a spa enclosure.



8. Construction date  
Estimated:  Factual: (1937)  
9. Architect: N/A  
10. Builder: Unknown  
11. Approx. property size  
Acreage: .17 acre  
12. Date(s) of enclosed photograph(s):  
August 24, 1989

13. Condition: Excellent ( ) Good (x) Fair ( ) Deteriorated ( )

14. Alterations: Rear addition, new deck and spa

15. Surroundings: (Check more than one if necessary) Open land ( ) Scattered buildings ( )  
Densely built-up ( ) Residential ( ) Industrial ( ) Commercial ( ) Other: National Forest

16. Threats to site: None known ( ) Private Development ( ) Zoning ( ) Vandalism ( )  
Public Works Project (x)

17. Is the structure: On its original site? (x) Moved? ( ) Unknown? ( )

18. Related features: Exterior deck and spa

## SIGNIFICANCE

19. Historical and/or Architectural Importance: (Dates, events, and persons associated with the site.)

Cabins 382 and 383 appear to have been built on two adjacent lots split from a standard-sized (approximately 1/4 acre) lot. Both were developed at the same time. The first residence permit for Cabin No. 383 was issued to James and Lucille Glasgow of Long Beach in July 1937; it included the notation, "to build 10/31/37". Construction was apparently completed that summer, as the notation, "satisfactory", was made November 15, 1937. James Glasgow was a driver for City Publishing Service, according to the 1937 and 1938 city directories. The cabin remained in Glasgow ownership until 1969, when it was transferred to W. Ellwood Jae; subsequent owners were Thomas A. Gilbert of Manhattan Beach, and Marshall Lefferts of Los Angeles. The current owners obtained the property in 1984. (See continuation sheet)

Location sketch map: (Draw & label site and surrounding streets, roads, and prominent landmarks.)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (x) Arts & Leisure ( )  
Economic/Industrial ( ) Exploration/Settlement ( )  
Government ( ) Military ( ) Religion ( )  
Social/Education ( )

21. Sources (List books, documents, surveys, personal interviews and their dates.)

San Bernardino County Assessor: Map 306-23; Personal Property Tax Files, Big Bear Tract, Cabin No. 383. U. S. Forest Service, San Bernardino National Forest Headquarters, San Bernardino: Special Use Permit Card File (closed); San Bernardino National Forest District Ranger Station, Fawnskin: current permit holder files, Big Bear Tract. Bear Valley Mutual Water Company, ownership map, Big Bear Tract, c. 1944. R. L. Polk and Company, Long Beach City Directory, 1937 and 1938.

22. Date form prepared: November 1, 1989

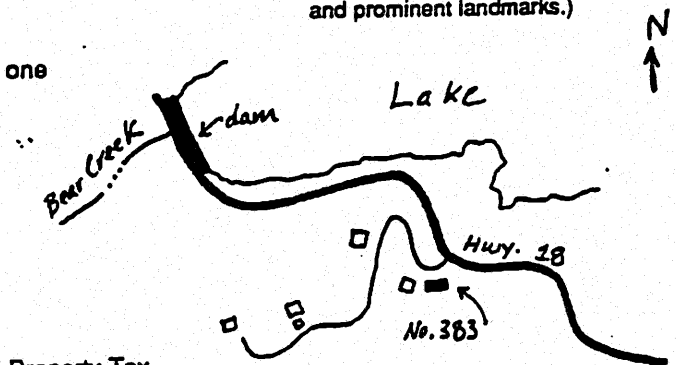
By: Aaron A. Gallup

Organization: Caltrans

Address: 650 Howe Ave.

City: Sacramento Zip Code: 95825

Phone: (916) 920-7672



**19. Briefly state historical and/or architectural importance (Include dates, events, and persons associated with the site):**

This pleasant, shingled cabin blends nicely with its mountain setting, but does not have sufficient architectural distinction to qualify individually for National Register listing. It, along with its neighbor to the west, is a relative latecomer to the tract, and is part of a later phase of development during which numerous additional cabins were constructed above the highway; it is not historically associated with the development of the early cabin colony which forms the proposed historic district, and has not been included within the boundaries. Lacking individual distinction or historical association with the proposed district, the cabin does not appear to meet the criteria for listing in the National Register.

CALIFORNIA DEPARTMENT OF TRANSPORTATION  
ARCHITECTURAL INVENTORY/EVALUATION FORM

MAP REFERENCE NO. C-380

County - Route - Postmile: SBd-18, P. M. 44.4

LISTED  DETERMINED ELIGIBLE  
 APPEARS ELIGIBLE  APPEARS INELIGIBLE

IDENTIFICATION

1. Common Name: Dam Keeper's House

2. Historic Name: Dam Keeper's House

3. Street or rural address: Lot 380, Big Bear Tract

City: Big Bear Lake Zip Code: 92315 County: San Bernardino

4. Parcel Number: 306-231-380 Present Owner: U. S. Forest Service

Address: P. O. Box 290 City: Fawnskin Zip Code: 92333 County: San Bernardino

5. Ownership is:  Public  Private

6. Present Use: Vacant Original Use: Residence

DESCRIPTION

7a. Architectural Style: Vernacular stone cabin

7b. Physical Condition: (The present condition of the site or structure and any major alterations from its original condition.)

The Dam Keeper's house is a one and a half story residential building constructed of locally-quarried granite. Rectangular in plan, the building has a steeply-pitched gable roof. The thick load bearing walls are a single width of granite, cut into rough rectangular blocks laid with thick mortar in courses of varying height; drill marks are in evidence on many of the blocks. A massive stone chimney projects slightly from the western end wall, and is placed left of center. Window openings are tall and rectangular, placed at regular intervals around the building; two lower floor windows appear in each end, with a single window opening in the loft space above. Three windows alternate with two doorways on the north elevation; the south elevation has two central doorways with single windows on either side. Window and door openings have stone lintels. (See continuation sheet)



8. Construction date  
Estimated:  Factual:  
(1883-84)
9. Architect: Unknown
10. Builder: Bear Valley Irrigation  
Company
11. Approx. property size  
Acreage: 4.13 acres
12. Date(s) of enclosed photograph(s):  
c. 1896 and January 14, 1987



13. Condition: Excellent ( ) Good ( ) Fair ( ) Deteriorated (x)

14. Alterations: Deterioration, loss of porch and interior

15. Surroundings: (Check more than one if necessary) Open land ( ) Scattered buildings ( )  
Densely built-up ( ) Residential ( ) Industrial ( ) Commercial ( ) Other: National Forest

16. Threats to site: None known ( ) Private Development ( ) Zoning ( ) Vandalism (x)  
Public Works Project (x) Other: Deterioration

17. Is the structure: On its original site? (x) Moved? ( ) Unknown? ( )

18. Related features: None

## SIGNIFICANCE

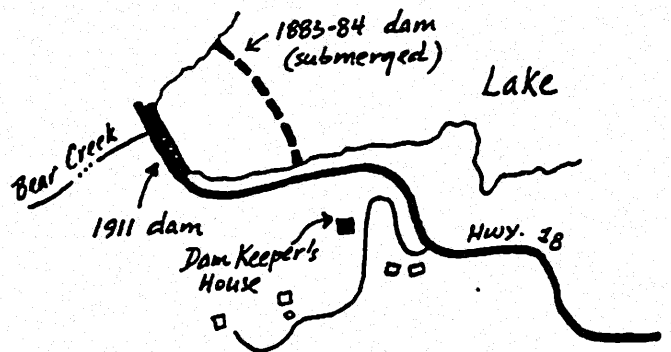
19. Historical and/or Architectural Importance: (Dates, events, and persons associated with the site.)

The building was constructed by the Bear Valley Irrigation Company to serve as the residence for the keeper of the Bear Valley Dam (1883-84), the first major storage dam in Southern California. It was constructed of rough-cut granite similar to the dam, and was built upslope with an unobstructed view of the damsite. It was from this vantage point that the dam keeper could monitor the level of the reservoir and then regulate the flow as needed. A gate was manually operated to maximize storage and delivery of water for use in the city of Redlands and its surrounding agricultural tracts. The Bear Valley Project was critical in the development of the Redlands area. Earlier development had utilized all available local water resources, necessitating a search for a major reservoir site. The Bear Valley site was selected, high in the San Bernardino Mountains to the north; construction of the masonry arch dam, described in contemporary engineering literature as "The Eighth Wonder of the World," began in 1883, with completion the following year. The new reservoir provided a dependable supply of water, ensuring the growth and economic development of the city of Redlands and providing irrigation for the expansion of the local citrus industry. The water delivery system was manually operated at the dam; the resident keeper was essential to the operation of the entire system. The necessity of having a keeper in residence at the site continued well into the 20th century after the construction of the new dam, which also relied upon manual regulation. (See continuation sheet)

Location sketch map: (Draw & label site and surrounding streets, roads, and prominent landmarks.)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (1) Arts & Leisure ( )  
Economic/Industrial (2) Exploration/Settlement ( )  
Government ( ) Military ( ) Religion ( )  
Social/Education ( )



**21.Sources (List books, documents, surveys, personal interviews and their dates.)**

San Bernardino County Assessor: Map 306-23; Personal Property Tax Files, Big Bear Tract, Cabin No. 380. U. S. Forest Service, "Bear Valley Dams, Determination of Eligibility for Inclusion to National Register of Historic Places", September 14, 1987 (copy at State Historic Preservation Office, Sacramento). Photo album scrapbook, "Big Bear Lake and Dams, 1930-1942", Bear Valley Mutual Water Company, Redlands.

Hinckley, Horace P. "An History of Bear Valley Mutual Water Company, 1903-1983", Bear Valley Mutual Water Company, Redlands, no date; Schuyler, James Dix. Reservoirs for Irrigation, Water, Power, and Domestic Water-Supply, New York: John Wiley & Sons, 1901.

Interview, Mr. Alexander Riddle, owner of Cabin 125, November 3, 1987; Bear Valley Mutual Water Company, photo album scrapbook, "Big Bear Lake and Dams, 1930-1942".

**22.Date form prepared: November 1, 1989**

**By: Aaron A. Gallup**

**Organization: Caltrans**

**Address: 650 Howe Ave.**

**City: Sacramento Zip Code: 95825**

**Phone: (916) 920-7672**

7b. Briefly describe the present **PHYSICAL CONDITION** of the site or structure and describe any major alterations from its original condition:

Very little remains of the interior. The building appears to have had a three-room arrangement with two small, roughly square rooms on the east and a large single room in the western half containing a massive fireplace of multi-colored quartz rubble; a small entry hall on the south may have led to the stairway for the upper story loft. Interior partitions and upstairs loft are gone, although an inspection of the remaining wall plaster and wood flooring clearly indicates the former room division.

A small addition appears at the southwest corner, constructed of roughly coursed granite blocks of varying sizes; it has a shed roof and single square window openings with wood lintels on each side. The addition appears to have been made very early, probably of surplus stone from the construction of the dam or the dam keeper's house; it was in place by the turn of the century, as verified by a photo published in 1901. This photo also shows that a porch formerly existed on the north elevation. [The photo, published in 1901 in J. D. Schuyler's Reservoirs for Irrigation, Water-Power, and Domestic Water Supply was probably taken in 1896 during the author's visit to the site.] According to photos in the Bear Valley Mutual Water Company's files, a gabled cross-wing addition containing a kitchen-dining room was built in 1939; it has since been removed. The building was abandoned about 1966, and has been allowed to deteriorate. Windows and doors are gone, but the openings remain. The building was partially disassembled in 1976; part of the roofing on the south side is missing, and the interior room partitions have been removed. Aside from the collapse of one window lintel on the south side, the building is structurally intact; it still retains much of its historic appearance.

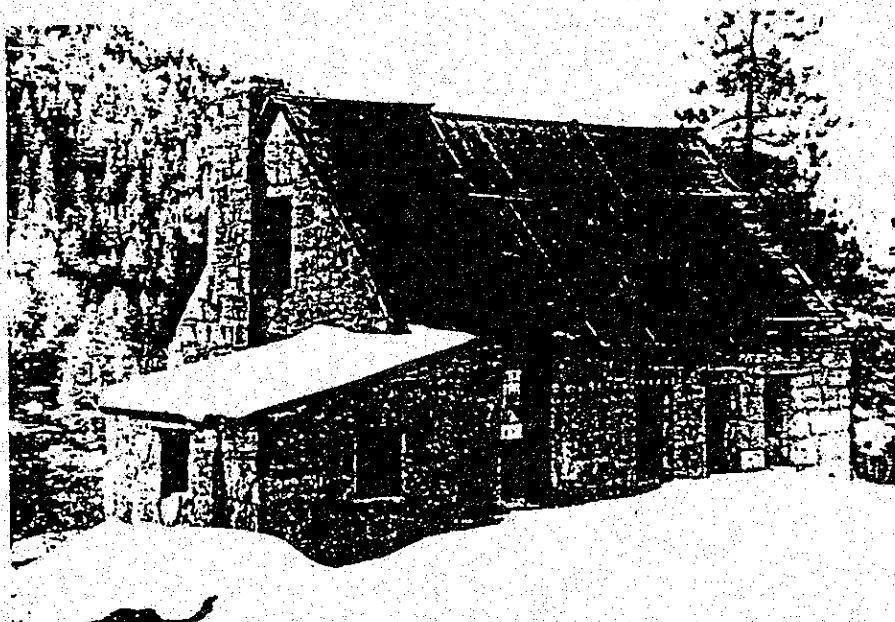
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

In addition to having historical significance for its direct association with the Bear Valley Dam, the house is a notable example of cut stone construction.

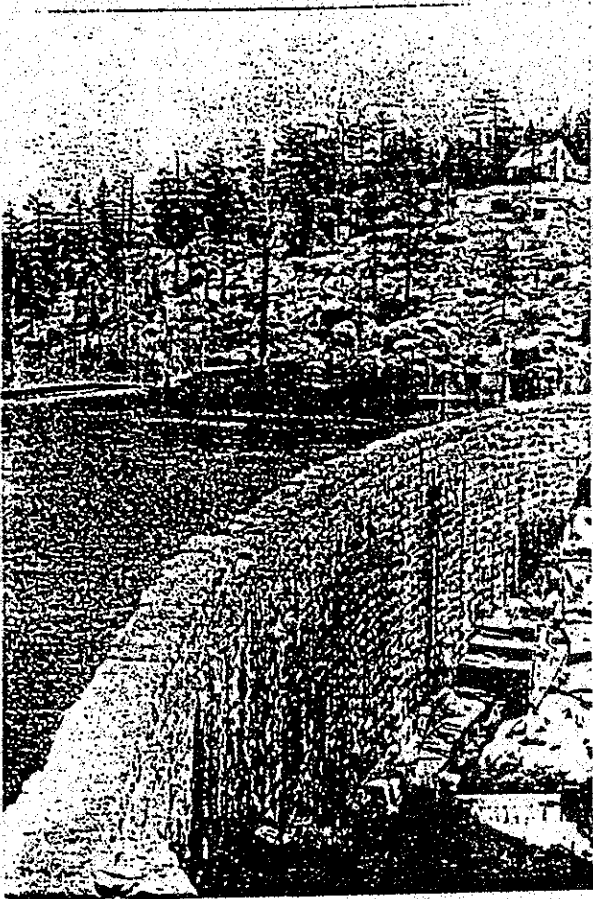
The house was occupied in the early 1900s by William Knickerbocker, who served as dam keeper from January 1909 to April 1918 (Hinckley, p. 85) and built a number of the early cabins in the Big Bear Tract. It then became the residence of Bayliss and Anna Weed who also built several cabins and operated a small country store at the site to serve the area's summer cabins (National Register application, section 7). Abandoned about 1966, the building was partially dismantled in 1976 (Riddle, personal communication). Although deteriorated, it still retains much of its historic and architectural character. Integrity of setting, location, feeling, association and workmanship remain high, while integrity of design and materials have been compromised somewhat. It is significant under criterion A (events) for its role in the operation of the dam which was a critical element in regional economic development, and criterion C (method of construction) for its exemplification of cut stone construction techniques, rare in the context of Southern California architecture. The building and the associated 1883-84 and 1911 Bear Valley Dams were determined eligible for National Register listing through concurrence of the U. S. Forest Service and the State Historic Preservation Officer on October 15, 1987.



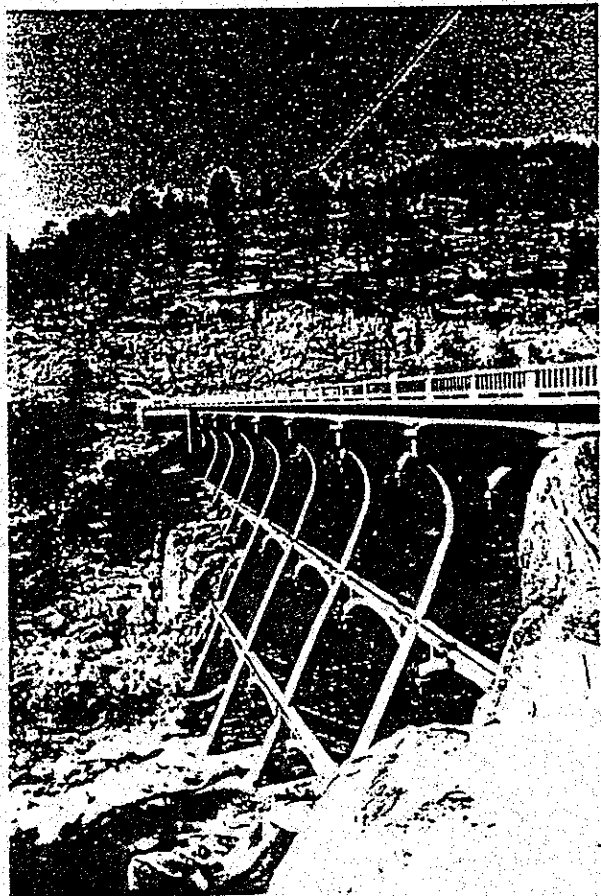
Dam Keeper's House (1987), View Looking West



Dam Keeper's House (1987), View Looking Northeast



Old Bear Valley Dam  
(1883-84), now submerged.  
Photo from Schuyler, 1901.



Bear Valley Dam (1911),  
photo taken 1987.

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**Interviews:**

**Richard Fisher, Los Angeles, owner of Cabin No. 85, telephone conversation, November 3, 1989**

**Alexander Riddle, Big Bear Lake, owner of Cabin No. 125, November 3, 1987**

**Dana Supernowicz, Regional Historian, El Dorado National Forest, Placerville, October 30, 1989.**